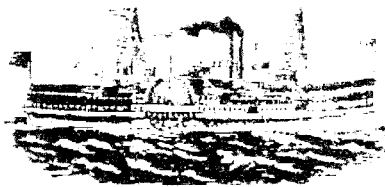


Housing Element & Fair Share Plan

Borough of Fieldsboro




BOROUGH OF FIELDSBORO, BURLINGTON COUNTY

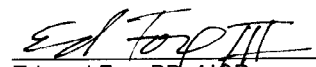
December 29, 2008



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Borough of Fieldsboro
Housing Element & Fair Share Plan

Foreword

According to the New Jersey Municipal Land Use Law, (40:55D-28b(3)), a municipal Master Plan must contain a Housing Element. Pursuant to Section C. 52:27D-310 a municipal housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs with particular attention to low and moderate income housing. This report includes the Borough's third round housing obligation (2004 to 2018) pursuant to Chapter 97, Substantive Rules of the New Jersey Council on Affordable Housing (COAH) for the Period Beginning December 20, 2004. A calculation of the currently projected third round obligation and a Fair Share Compliance Plan to meet that obligation are included.

The Borough of Fieldsboro has not previously submitted a Housing Element and Fair Share Plan to COAH. This new plan meets the revised COAH rules which became effective June 2, 2008 and amendments to those rules which became effective in October 2008. In addition, they also conform to new housing legislation signed by the Governor on July 17, 2008. At this time, it is not the Borough's intent to apply for substantive certification, but to simply file this Housing Element and Fair Share Plan with COAH in accordance with 5:96-2.1.

December 2008

Borough of Fieldsboro
Housing Element & Fair Share Plan

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 - 4. 2008 Inventory of privately and municipally-owned vacant parcels (See Appendix C);
 - 5. 2008 Municipal Zoning Ordinance; and
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Borough of Fieldsboro
Housing Element & Fair Share Plan

Introduction

In 1975 the New Jersey Supreme Court ruled that developing municipalities have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate-income housing. In its 1983 Mt. Laurel II decision the Court expanded the Mt. Laurel doctrine and stated that all municipalities share in the obligation. In July 1985 the Fair Housing Act (FHA) was enacted as the legislative response to the Supreme Court rulings. The Act created the Council on Affordable Housing as the administrative alternative to the courts.

The FHA directs the New Jersey Council on Affordable Housing (COAH) to provide regulations that allow municipalities to prepare comprehensive responses which will provide a realistic opportunity for the provision of affordable housing through municipal land use regulation. COAH's primary responsibilities are:

- Establish Housing Regions for the State;
- Estimate regional housing need; and
- Provide guidelines for municipalities to use in addressing their fair share obligations.

Municipal responsibilities under the Fair Housing Act consist of adopting and filing with COAH a Housing Element, prepared according to COAH's criteria and guidelines. According to the New Jersey Municipal Land Use Law, C.52:27D-310, the Housing Element shall contain at least:

1. The inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years subsequent to the adoption of the Housing Element, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing;
6. A consideration of the land that is most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

This Housing Element meets all of above requirements as specified in the latest addition of the Municipal Land Use Law, dated February 2008. This plan meets the guidelines of the revised COAH Round III rules and recently adopted State legislation.

Borough of Fieldsboro
Housing Element & Fair Share Plan

I. BACKGROUND INFORMATION

The Borough of Fieldsboro consists of a land area of 0.3 square miles and is located in the northwestern portion of Burlington County. The Borough is bounded by the Delaware River and Bordentown Township.

Housing Characteristics

Age of Housing

The median age for housing units in Fieldsboro is 62 years, which is comparable to Bordentown City. Approximately 93 units or 45% of the Township's units were built prior to 1940, an indicator that the municipality may have a substantial amount of homes in substandard condition. It must be noted that unlike neighboring Bordentown City, and Bordentown Township, Fieldsboro only has 205 housing units, where more than half were built before 1950.

| Table 1: Age of Housing | | | | |
|---|-------------------------------|----------------------------|--------------------------------|------------------------------|
| | Fieldsboro Borough | Bordentown City | Bordentown Township | Burlington County |
| Total Housing Units: | 205 | 1,884 | 3,436 | 161,311 |
| Built 1999 to March 2000 | 2 | 24 | 180 | 4,004 |
| Built 1995 to 1998 | 23 | 13 | 291 | 10,425 |
| Built 1990 to 1994 | 12 | 47 | 264 | 12,138 |
| Built 1980 to 1989 | 8 | 68 | 406 | 25,620 |
| Built 1970 to 1979 | 5 | 152 | 288 | 32,103 |
| Built 1960 to 1969 | 19 | 192 | 553 | 28,884 |
| Built 1950 to 1959 | 27 | 121 | 984 | 21,774 |
| Built 1940 to 1949 | 16 | 78 | 290 | 7,282 |
| Built 1939 or earlier | 93 | 1,189 | 180 | 19,081 |
| Median year structure built | 1946 | 1940 | 1965 | 1971 |
| <i>Source: 2000 U.S. Census, Tables H34 and H35</i> | | | | |

Borough of Fieldsboro
Housing Element & Fair Share Plan

Condition of Housing

The 2000 Census data shows that the housing stock is maintained with no units lacking plumbing facilities. It must be noted that the Township has a significantly smaller housing stock than neighboring municipalities and the County, so any percentages will appear higher when compared to these entities. While Fieldsboro is comparable to neighboring municipalities and the County for units that lack complete kitchen facilities (1.46%), and surpassed all three entities for crowded units (.98%), as mentioned previously, the percentage is based on its small housing stock.

| Table 2: Condition of Housing | | | | |
|--|-------------------------------|----------------------------|--------------------------------|------------------------------|
| | Fieldsboro Borough | Bordentown City | Bordentown Township | Burlington County |
| Total housing units | 205 | 1,884 | 3,436 | 161,311 |
| Lacking complete plumbing facilities | 0 | 30 | 65 | 623 |
| % Lacking complete plumbing facilities | 0% | 1.59% | 1.89% | 0.39% |
| Lacking complete kitchen facilities | 3 | 30 | 50 | 657 |
| % Lacking complete kitchen facilities | 1.46% | 1.59% | 1.46% | 0.41% |
| Crowded, Built Pre 1950 | 2 | 7 | 14 | 547 |
| % Crowded, Built Pre 1950 | 0.98% | 0.37% | 0.40% | 0.34% |
| <i>Source: 2000 U.S. Census,</i> | | | | |

Purchase or Rental Value of Housing

The table below indicates that the median value of housing in Fieldsboro is less than the County as a whole and neighboring Bordentown City and Bordentown Township. The median rents in 2000 for Fieldsboro was \$1,014 which is significantly higher than all three entities.

| Table 3: Purchase and Rental Value of Housing | | | | |
|--|-------------------------------|----------------------------|--------------------------------|------------------------------|
| | Fieldsboro Borough | Bordentown City | Bordentown Township | Burlington County |
| Median contract rent | \$ 1,014 | \$ 641 | \$ 672 | \$ 672 |
| Median value | \$ 104,300 | \$ 114,900 | \$ 135,900 | \$ 134,000 |
| <i>Source: 2000 U.S. Census, Tables H56, and H85</i> | | | | |

Borough of Fieldsboro
Housing Element & Fair Share Plan

Occupancy Characteristics

The vacancy rate in Fieldsboro was 7.32% in 2000, which was significantly higher than the County (4.3%), and neighboring Bordentown City (6.74%) and Bordentown Township (4.16%). Unlike the County and neighboring municipalities, Fieldsboro does not have any rental vacancy in the Borough.

| Table 4: Occupancy Characteristics of Housing | | | | |
|--|-------------------------------|----------------------------|--------------------------------|------------------------------|
| | Fieldsboro Borough | Bordentown City | Bordentown Township | Burlington County |
| Total Housing Units | 205 | 1,884 | 3,464 | 161,311 |
| Occupied | 190 | 1,757 | 3,293 | 154,371 |
| Vacant | 15 | 127 | 143 | 6,940 |
| % vacant | 7.32% | 6.74% | 4.16% | 4.30% |
| For rent | 0 | 72 | 26 | 2,226 |
| For sale only | 3 | 32 | 37 | 2,230 |
| Rented or sold, not occupied | 0 | 16 | 37 | 708 |
| For seasonal, recreational, or occasional use | 9 | 7 | 16 | 595 |
| For migrant workers | 0 | 0 | 0 | 0 |
| Other vacant | 3 | 0 | 27 | 1,181 |
| <i>Source: 2000 U.S. Census, Tables H6 and H8</i> | | | | |

Borough of Fieldsboro
Housing Element & Fair Share Plan

Housing Type

Of the 190 occupied units, more than 78% of Fieldsboro housing stock is owner occupied. The figure is more than one percentage point higher than Burlington County and Bordentown Township, and is significantly higher than Bordentown City (55.67%). The table also shows units with "selected conditions," defined by the U.S. Census as units as having at least one of the following conditions: (1) lacking complete plumbing facilities, (2) lacking complete kitchen facilities, (3) with 1.01 or more occupants per room, (4) selected monthly owner costs as a percentage of household income in 1999 greater than 30 percent, and (5) gross rent as a percentage of household income in 1999 greater than 30 percent. These figures indicate that 20% of Fieldsboro's owner occupied housing and more than 32% of the renter occupied housing has one or more of these selected conditions.

| Table 5: Housing Tenancy & "Special Conditions" | | | | |
|--|-------------------------------|----------------------------|--------------------------------|------------------------------|
| | Fieldsboro Borough | Bordentown City | Bordentown Township | Burlington County |
| Total Occupied units: | 190 | 1,757 | 3,293 | 154,371 |
| Owner occupied: | 150 | 978 | 2,540 | 119,500 |
| % Owner occupied | 78.95% | 55.67% | 77.13% | 77.41% |
| Owner occupied with one or more selected condition | 30 | 286 | 675 | 30150 |
| % of Owner occupied units with selected condition | 20% | 29.24% | 26.57% | 25.23% |
| Renter occupied: | 40 | 779 | 753 | 34,871 |
| % Renter occupied | 21.05% | 44.34% | 22.87% | 22.59% |
| Renter with one or more selected condition | 13 | 306 | 233 | 12710 |
| % of rental units with selected conditions | 32.5% | 39.28% | 30.94% | 36.45% |
| <i>Source: 2000 U.S. Census, Tables HCT28</i> | | | | |

Borough of Fieldsboro
Housing Element & Fair Share Plan

Housing Units

Approximately 59% of housing units in Fieldsboro are single-family detached units, which is comparable to Bordentown Township (58.38%) but significantly more than Bordentown City (34.18%). Only Burlington County surpassed the Borough by more than five percentage points.

| Table 6: Units in Structure | | | | |
|--|-------------------------------|----------------------------|--------------------------------|------------------------------|
| | Fieldsboro Borough | Bordentown City | Bordentown Township | Burlington County |
| Total Housing Units: | 205 | 1,884 | 3,436 | 161,311 |
| 1, detached | 121 | 644 | 2,006 | 104,299 |
| 1, attached | 63 | 457 | 685 | 22,090 |
| 2 | 6 | 131 | 71 | 3,783 |
| 3 or 4 | 7 | 232 | 101 | 6,374 |
| 5 to 9 | 0 | 153 | 83 | 8,196 |
| 10 to 19 | 8 | 120 | 326 | 7,251 |
| 20 to 49 | 0 | 51 | 16 | 2,999 |
| 50 or more | 0 | 91 | 117 | 3,810 |
| Mobile home | 0 | 5 | 31 | 2,477 |
| Boat, RV, van, etc. | 0 | 0 | 0 | 32 |
| % 1, detached | 59.02% | 34.18% | 58.38% | 64.66% |
| <i>Source: 2000 U.S. Census, Tables H 30</i> | | | | |

Existing Units in Fieldsboro's Affordable to Low-and-Moderate Income Households

In order to determine the number of existing housing units that are and are not affordable to low- and moderate-income households, the Township will utilize COAH and Federal housing definitions of housing affordability as well as 2000 Census data in an attempt quantify this estimate.

These agencies use a threshold to define affordability based on housing expense as a percentage of monthly income for households receiving between 0% and 80% of Median Family Income (MFI). In general, households paying more than 30% of monthly income on housing expense are considered cost burdened. For renters, housing costs include rent plus utilities paid by the tenant. For owners, housing costs include the mortgage payment, property taxes, insurance, condominium or homeowner association fees and utilities.

Using 2000 Census data, the U. S. Department of Housing and Urban Development (HUD) has prepared a "Comprehensive Housing Affordability Strategy (CHAS)" study for communities which receive Federal housing funds. As a participant in the HUD-funded State Small Cities CDBG Program, this data is available for Fieldsboro. The data is summarized in the following table and is broken out by tenure type, household type (i.e., elderly, small family, large family, and other household), and by income category.

Borough of Fieldsboro
Housing Element & Fair Share Plan

| Table 7: CHAS Affordability Data for Fieldsboro | | | | | | | | | | | |
|---|--------------------|------------------------------|----------------------------|--------------|------------------|---------------------|------------------------------|----------------------------|--------------|-----------------|------------------|
| Municipality | | Source of Data: | | | | Data Current as of: | | | | | |
| Fieldsboro, New Jersey | | CHAS Data Book | | | | 2000 | | | | | |
| | Renters | | | | | Owners | | | | | |
| | Elderly (1 & 2) | Small Related (2 to 4) | Large Related (>= 5) | All Other | Total Renters | Elderly (1 & 2) | Small Related (2 to 4) | Large Related (>= 5) | All Other | Total Owners | Total H'holds |
| H'holds | (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) | (I) | (J) | (K) |
| Income ≤ 50% MFI | 0 | 4 | 0 | 8 | 12 | 8 | 8 | 4 | 4 | 24 | 36 |
| Income ≤ 30% MFI | 0 | 0 | 0 | 4 | 4 | 4 | 4 | 0 | 0 | 8 | 12 |
| w/ any housing problems | N/A | N/A | N/A | 0 | 0 | 100% | 100% | N/A | N/A | 100% | 66.7 |
| Cost Burden >30% | N/A | N/A | N/A | 0 | 0 | 100% | 100% | N/A | N/A | 100% | 66.7 |
| Cost Burden >50% | N/A | N/A | N/A | 0 | 0 | 100% | 100% | N/A | N/A | 100% | 66.7 |
| Income >30 to ≤ 50% MFI | 0 | 4 | 0 | 4 | 8 | 4 | 4 | 4 | 4 | 16 | 24 |
| w/ any housing problems | N/A | 100% | N/A | 100% | 100% | 0 | 0 | 100% | 100% | 50% | 66.7 |
| Cost Burden >30% | N/A | 100% | N/A | 100% | 100% | 0 | 0 | 100% | 100% | 50% | 66.7 |
| Cost Burden >50% | N/A | 0 | N/A | 100% | 50% | 0 | 0 | 100% | 100% | 50% | 50 |

According to the 2000 Census there were 205 housing units in the Borough. Based on data from the CHAS Table above there is a relatively small number of households which are considered cost burden, but the percentage for certain groups appears to be high. For example, 100% of elderly owner-occupied units in the 30% to 50% of MFI income category are cost burden. Fieldsboro should consider tailoring a housing rehabilitation program specifically for this group.

Borough of Fieldsboro
Housing Element & Fair Share Plan

Demographic Characteristics

Population Trends

The population of Fieldsboro has been in decline from 1980 to 2000. Unlike the County and neighboring Bordentown Township, each have experienced significant growth, Fieldsboro has lost more than 1% of its population.

| Table 8: Population Growth, 1980-2000 | | | | |
|--|-------------------------------|----------------------------|--------------------------------|------------------------------|
| | Fieldsboro Borough | Bordentown City | Bordentown Township | Burlington County |
| 1980 | 597 | 4,441 | 7,710 | 362,542 |
| 1990 | 579 | 4,341 | 7,683 | 395,066 |
| 2000 | 528 | 3,969 | 8,380 | 423,394 |
| Growth (1980-2000) | -1.16% | -10.63% | 16.88% | 16.7% |
| <i>Source: 2000 U.S. Census, Tables P 1, 1990 U.S. Census P001</i> | | | | |

Household Size and Type

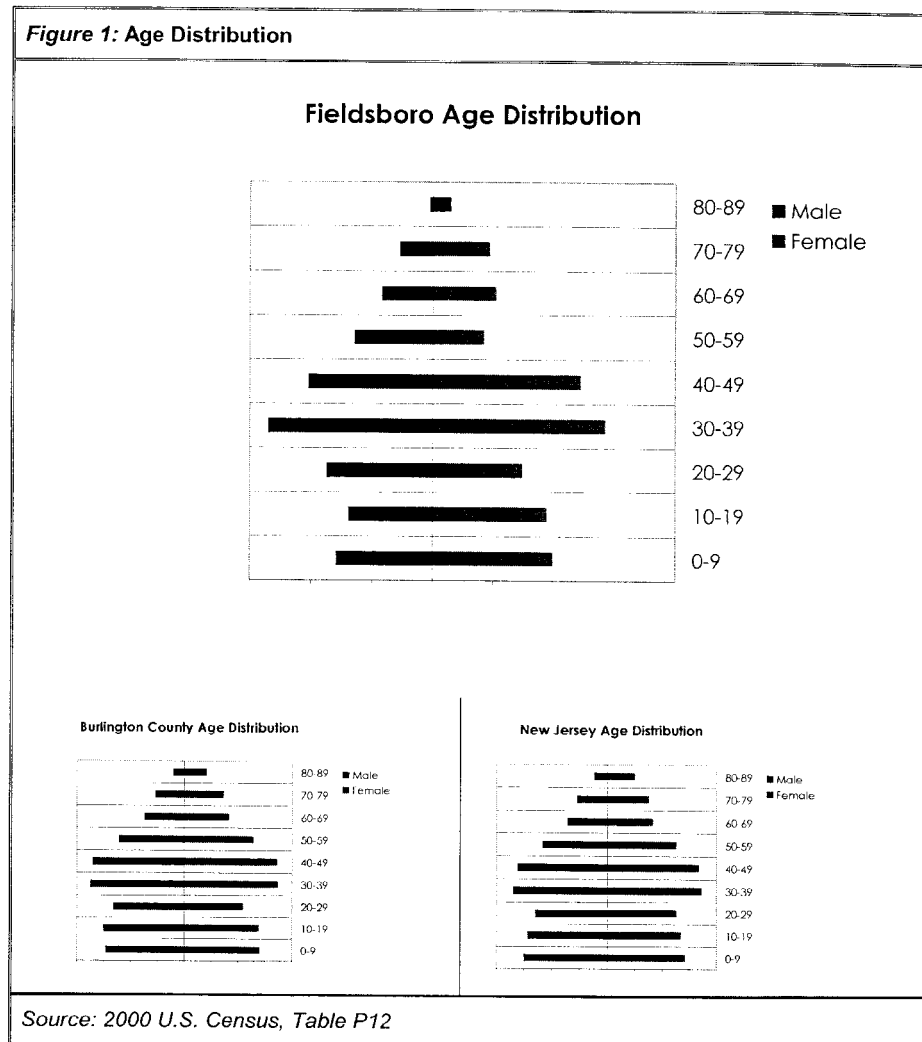
The average household size in Fieldsboro is 2.76 persons, however, the Borough has a larger size of owner occupied units (2.83) compared to renters units (2.56). More than 60% of Fieldsboro households are family households, which is significantly higher than neighboring Bordentown City (37.62%) but comparable to Bordentown Township (59.88%). Approximately 43% of Fieldsboro family household can be categorized as married couple families.

| Table 9: Household Size & Type | | | | |
|--|-------------------------------|----------------------------|--------------------------------|------------------------------|
| | Fieldsboro Borough | Bordentown City | Bordentown Township | Burlington County |
| Average household size | 2.76 | 2.23 | 2.53 | 2.65 |
| Average household size – Owner occupied | 2.83 | 2.47 | 2.68 | 2.77 |
| Average household size – Renter occupied | 2.56 | 1.92 | 2.04 | 2.24 |
| Total households | 190 | 1,757 | 3,293 | 154,371 |
| Family households | 115 | 661 | 1,972 | 111,581 |
| % Family households | 60.53% | 37.62% | 59.88% | 72.28% |
| Married-couple family | 82 | 506 | 1,692 | 89,052 |
| % married couple family | 43.16% | 28.79% | 51.38% | 57.69% |
| Male householder, no wife present | 10 | 38 | 70 | 5,744 |
| Female householder, no husband present | 23 | 117 | 210 | 16,785 |
| Nonfamily households | 35 | 317 | 568 | 3,292 |
| <i>Source: 2000 U.S. Census, Tables H17</i> | | | | |

Borough of Fieldsboro
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Age Characteristics

The age-sex distribution of the population as well as Burlington County and New Jersey is shown in the population pyramids in the following figure. The population profile does not differ significantly from the County profile, although the Borough has a younger median age of 35.4 years relative to Burlington County (37.1 years). This is consistent with the County norm, where the female population is one percentage point larger than the male population.



Borough of Fieldsboro
Housing Element & Fair Share Plan

| Table 10: Median Age | | | | |
|--|---------------------------|------------------------|----------------------------|--------------------------|
| | Fieldsboro Borough | Bordentown City | Bordentown Township | Burlington County |
| Both sexes | 35.4 | 37.9 | 37.6 | 37.1 |
| Male | 35.4 | 36.2 | 36.8 | 35.8 |
| Female | 35.4 | 39.5 | 38.3 | 38.4 |
| <i>Source: 2000 U.S. Census, Table P13</i> | | | | |

Income Level

The 1999 median income in Fieldsboro was \$59,958, which is comparable to the median incomes for Burlington County and Bordentown Township. Only Bordentown City is less affluent when compared to Fieldsboro.

| Table 11: Median Income (1999) | | | | |
|--|---------------------------|------------------------|----------------------------|--------------------------|
| | Fieldsboro Borough | Bordentown City | Bordentown Township | Burlington County |
| Median household income | \$58,958 | \$47,279 | \$60,131 | \$58,608 |
| <i>Source: 2000 U.S. Census, Table P53</i> | | | | |

The 1999 income statistics found indicate that incomes in Fieldsboro are typically consistent with averages for Burlington County. The Borough, however, had more households earning between \$50,000 and \$99,999 than that of the County.

| Table 12: Household Income by Brackets, 1999 | | | |
|---|-----------------------------|-------------------|--------------------------|
| | Fieldsboro Borough | | Burlington County |
| | Number of Households | % of Total | % of Total |
| Less than \$10,000 | 7 | 3.7% | 3.9% |
| \$10,000 - \$14,999 | 4 | 2.12% | 3.4% |
| \$15,000 - \$24,999 | 12 | 6.35% | 8.2% |
| \$25,000 - \$34,999 | 15 | 7.94% | 10.2% |
| \$35,000 - \$49,999 | 30 | 15.87% | 15.4% |
| \$50,000 - \$74,999 | 51 | 26.98% | 23.2% |
| \$75,000 - \$99,999 | 39 | 20.63% | 15.5% |
| \$100,000 - \$149,999 | 22 | 11.64% | 13.7% |
| \$150,000 + | 9 | 4.76% | 6.4% |
| <i>Source: 2000 U.S. Census,</i> | | | |

Borough of Fieldsboro
Housing Element & Fair Share Plan

The COAH regulations define low (those earning up to 50% of the median household income) and moderate-income households (those earning from more than 50% to 80% of the median household income). The figures are adjusted for household size and the municipality's housing region. Fieldsboro is part of Region Five, which includes Burlington, Camden and Gloucester Counties. Below is a breakdown of the maximum 2008 income figures by household size that COAH uses to determine affordability for the region.

| Table 13: COAH 2008 Regional Income Limits (Region 5) | | | | | | | | | | |
|--|-------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Income | Family Size | | | | | | | | | |
| | 1 | 1.5 | 2 | 3 | 4 | 4.5 | 5 | 6 | 7 | 8 |
| Median | \$52,010 | \$55,725 | \$59,440 | \$66,870 | \$74,300 | \$77,272 | \$80,244 | \$86,188 | \$92,132 | \$98,076 |
| Moderate | \$44,608 | \$44,580 | \$47,552 | \$53,496 | \$59,440 | \$61,818 | \$64,195 | \$68,950 | \$73,706 | \$78,461 |
| Low | \$26,005 | \$27,863 | \$29,720 | \$33,435 | \$37,150 | \$38,636 | \$40,122 | \$43,094 | \$46,066 | \$49,038 |
| Very Low | \$15,603 | \$16,718 | \$17,832 | \$20,061 | \$22,290 | \$23,182 | \$24,073 | \$25,856 | \$27,640 | \$29,423 |

Source: COAH, 2008

Employment Status of Residents

Fieldsboro had a higher population of residents who did not work in 1999 (32%), compared to the County and neighboring municipalities. It far outpaced Palmyra by nearly 10 percentage points for population that did not work, and the County by five percentage points.

| Table 14: Employment Status | | | | |
|---|-------------------------------|----------------------------|--------------------------------|------------------------------|
| | Fieldsboro Borough | Bordentown City | Bordentown Township | Burlington County |
| Usually worked 35 or more hours per week | 251 | 2,112 | 4,162 | 192,981 |
| % of the population that worked 35 or more hours per week | 63.7% | 64.7% | 63.16% | 58.7% |
| Usually worked 34 hours or less hours per week | 59 | 380 | 912 | 47,093 |
| Did not work in 1999 | 84 | 768 | 1,516 | 88,833 |
| % of the population that did not work in 1999 | 21.32% | 23.56% | 23% | 27.0% |

Source: 2000 U.S. Census, Table P47

Borough of Fieldsboro
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Economic Characteristics

In-Place Employment by Industry Sectors and Number of Persons Employed

In addition to its handful of municipal employees, Fieldsboro contains a neighborhood tavern, two pizzerias, a church and the Stepan Chemical plant, which employs 65 and makes a variety of industrial materials.

| Table 15: Percent Distribution of Employment by Industry, 2000 | | | | | |
|---|---------------------------|-------|------------------------|----------------------------|--------------------------|
| Sector | Fieldsboro Borough | | Bordentown City | Bordentown Township | Burlington County |
| | Jobs | % | % | % | % |
| Agriculture, Forestry, Fisheries, & Mining | 5 | 1.7% | 0% | .4 | .4 |
| Construction | 26 | 8.9% | 9.52% | 5.6 | 5.6 |
| Manufacturing | 36 | 12.4% | 4.76% | 11.0 | 11.0 |
| Transportation, Warehousing & Utilities | 19 | 6.5% | 0% | 5.6 | 5.6 |
| Wholesale & Retail Trade | 46 | 15.8% | 23.81% | 16.4 | 16.4 |
| Information & Finance, Insurance, Real Estate | 0 | 0% | 15.08% | 11.8 | 11.8 |
| Services | 0 | 0% | 31.75% | 41.6 | 41.6 |
| Public Administration | 0 | 0% | 7.14% | 7.0 | 7.0 |
| Source: New Jersey Department of Labor | | | | | |

Employment Trends and Outlook

Fieldsboro has little vacant, developable commercially or industrially-zoned land available for future employment growth. Absent a production increase at the Stepan Chemical plant, employment increases will be limited to conversion of existing homes along the Fourth Street and Delaware Street corridors within the Mixed-Use (MU) zoning district. This may only result in a modest increase in employment. The Northern Burlington County Growth and Preservation Plan (GAPP) estimated a potential for about 20 new employees by 2035.

Borough of Fieldsboro
Housing Element & Fair Share Plan

II. ANALYSIS OF IMPACT OF EXISTING CONDITIONS ON AFFORDABLE HOUSING OPPORTUNITIES

AVAILABILITY OF EXISTING AND PLANNED INFRASTRUCTURE

Despite its ex-urban character, Fieldsboro is fully served by public water and sewer. Future development within the Borough is significantly constrained by environmental features. There is adequate capacity in the Borough for in-fill type development on the dozen or so small vacant residential lots available in the Borough. Major non-residential development or redevelopment is not anticipated due to the same environmental features. The infrastructure analysis completed for the Northern Burlington County Growth and Preservation Plan (GAPP) indicated that the current plan utilizes between 40% and 50% of its approved 100,000 gpd capacity.

ANTICIPATED DEMAND OF TYPES OF USES PERMITTED BY ZONING

Single-family residential development is the primary use permitted by Borough zoning. Mixed-use structures are permitted in the core of the historic village at the intersection of Delaware and Fourth streets. There are three pre-existing, non-conforming commercial uses with apartments, which are expected to remain, as is the Stepan Chemical plant. Although a two-block section of the waterfront is zoned for marina-type uses, that land use type appears to be saturated with existing facilities in nearby Bordentown, Bristol and Burlington cities. These and the proximity to an active correctional facility upstream, a chemical plant downstream and the Falls Island landfill opposite in Pennsylvania makes development of Fieldsboro's waterfront difficult to market.

ANTICIPATED LAND USE PATTERNS

Future land use patterns are expected to continue as they have for the past century in the historic village. These patterns are consistent with those recommended in the Northern Burlington County Growth and Preservation Plan (GAPP), which identified the Borough as a Village Center with only a modest increase in housing and employment. The two major undevelopable tracts: of Block 13, Lots 3.08 and 3.10 (3.79 acres), the historic White Hill mansion, and the adjacent Lot 3.01 (3.68 acres), have been planned and zoned for open space and recreational use since 1997. The Borough has purchased the first two lots and is in negotiation with the Stepan Chemical plant for purchase of the third. Prior to 1997, Lot 3.01 was anticipated for industrial expansion or as an environmental buffer to the industry. NJDEP has required the installation of groundwater monitoring wells on Lot 3.01 due to suspected underground contamination plumes.

MUNICIPAL ECONOMIC DEVELOPMENT POLICIES

Fieldsboro is one of the few Delaware River municipalities without a NJ Transit River Line station: it is midway between Bordentown City and Roeboling. It is bypassed by US Route 130 and I-295 and cut off from Bordentown City by the State's Johnstone Center and Garden State Youth Correctional Facility and developed parts of Bordentown Township by wetlands corridors. This isolation has given the Borough its small-town village character for the past 150 years. The Borough's major employer and tax ratable is the Stepan Chemical plant, which was formerly an ironworks and reason for the community's founding. Maintaining jobs at this facility is the Borough's chief economic development policy. The second involves working with other municipalities to implement the Economic Development agenda items in the Northern Burlington County Growth and Preservation Plan (GAPP).

Borough of Fieldsboro
Housing Element & Fair Share Plan

CONSTRAINTS ON DEVELOPMENT

The most significant constraint on future development in the Borough is the pervasiveness of wetlands on larger undeveloped properties, steep slopes of White Hill on the Delaware River, and isolation from major highways and the NJ Transit River Line. Site and groundwater contamination related to the major industrial property, now the Stepan Chemical plant limits re-use of this property and development of vacant adjacent properties.

EXISTING OR PLANNED MEASURES TO ADDRESS THESE CONSTRAINTS

Since most of the development constraints are environmentally-based, there is not much that the Borough can do to address them. For this reason, the Borough's agenda is basically maintaining and enhancing existing housing and economic development.

CONSIDERATION OF LAND MOST APPROPRIATE FOR CONSTRUCTION OF LOW AND MODERATE INCOME HOUSING

Although the 2008 COAH methodology identified 23 acres of vacant land available for future development, there is actually no land available in Fieldsboro for affordable housing under COAH rules. Many of the large undeveloped tracts are vacant because they are environmentally sensitive areas (ESAs): wetlands, in flood hazard or steep slope areas, or next to industrially contaminated sites. Several other tracts are on the Municipal, County or State Green Acres (G.A.) inventory and restricted from future development. A number of scattered smaller lots, mostly in private ownership, are on developable uplands. These are, however, inappropriate for construction of low and moderate income housing because their size or configuration (Size) make them too small to yield more than five units at a density of six units per acre, i.e., less than 36,300 square feet. Appendix E.4 details the vacant parcels in Fieldsboro and the reasons for excluding them from the Borough's affordable housing obligation calculation. Therefore, Fieldsboro will apply for a vacant land adjustment in accordance with 5:97-5.1 and 5.2.

Borough of Fieldsboro
Housing Element & Fair Share Plan

III. FAIR SHARE COMPLIANCE PLAN

The Fair Share Compliance Plan is the implementation plan for meeting Fieldsboro's projected Round 3 affordable housing obligations. The plan represents the current strategy that Fieldsboro intends to implement, following COAH certification, through 2018. It is an amendable plan that will change if circumstances change in Fieldsboro.

Fieldsboro filed a 2002 Housing Element and Fair Share Plan, prepared by Birdsall Engineering, Inc., but COAH did not certify this Round 2 document. The Borough's 2008 plan for meeting its anticipated affordable housing obligation through 2018 is summarized in the attached COAH forms and described in more detail in the following sections.

Affordable Housing Obligation

By 2018, COAH estimates that Fieldsboro will add 31 residential units and 17 jobs, which would generate the need for 7 new affordable housing units. There is very little growth in Fieldsboro, for example, between April 2004 and August 2008 only two (2) housing units were built, while two (2) other units were demolished. Prior to this, the last major development was a 14-unit townhouse project on Front Street, which was the result of litigation with a developer. In 2006, 2,400 square feet of storage space were added after a prior non-residential use was demolished. Tables 15 and 16 detail Fieldsboro's historical development pattern in terms of Certificates of Occupancy (COs).

A detailed lot-by-lot analysis was not available to COAH or the Delaware Valley Regional Planning Commission (DVRPC) when they did their regional projections. The Burlington County Department of Economic Development and Regional Planning did not analyze their environmental constraints when it completed its 2035 Northern Burlington County Growth and Preservation Plan (GAPP). All of these projections require revision.

As indicated in the Appendix E.4, there is no land within the Borough that qualifies for inclusion in affordable housing obligation calculations, either for residential development or non-residential development. Within the Borough, there is no unconstrained property, e.g., private clubs, public lands, downtown mixed-use areas, high-density residential areas surrounding downtown; areas with a large aging housing stock appropriate for accessory apartments or subdividable properties, greater than 36,300 readily available for redevelopment, either. There are no qualifying residential or non-residential exclusions, either. The Borough's Total Projected Growth Share Obligation is zero (0) affordable units. (See Worksheet A: Growth Share Determination Using Published Data.) Therefore, Fieldsboro will apply for a vacant land adjustment in accordance with 5:97-5.1 and 5.2.

Borough of Fieldsboro
Housing Element & Fair Share Plan

Table 15: Fieldsboro's Historic Trend of Residential Development

| | COs | Demolitions | Net Units |
|----------------|-----------|-------------|-----------|
| 2008 (to 8/31) | 1 | 0 | 1 |
| 2007 | 0 | 0 | 0 |
| 2006 | 1 | 1 | 0 |
| 2005 | 0 | 1 | -1 |
| 2004 | 0 | 0 | 0 |
| 2003 | 0 | 0 | 0 |
| 2002 | 0 | 0 | 0 |
| 2001 | 0 | 0 | 0 |
| 2000 | 0 | 0 | 0 |
| 1999 | 14 | 0 | 0 |
| TOTAL | 16 | 2 | 14 |

Table 16: Fieldsboro's Historic Trend of Non-Residential Development

| | Retail | Assembly 3 | Storage | Total |
|----------------|------------|------------|--------------|--------------|
| 2008 (to 8/31) | 0 | 0 | 0 | 0 |
| 2007 | 0 | 0 | 0 | 0 |
| 2006 | 0 | 0 | 2,400 | 2,400 |
| 2005 | 0 | 0 | 0 | 0 |
| 2004 | 0 | 0 | 0 | 0 |
| 2003 | 0 | 0 | 0 | 0 |
| 2002 | 0 | 0 | 0 | 0 |
| 2001 | 0 | 200 | 0 | 200 |
| 2000 | 0 | 0 | 0 | 0 |
| 1999 | 970 | 0 | 0 | 970 |
| TOTAL | 970 | 200 | 2,400 | 3,570 |

Table 17: Fieldsboro Projections

| | Actual (2000) | COAH (2018) | DVRPC (2020) | GAPP (2035) |
|--------------|---------------|-------------|--------------|-------------|
| Homes | 189 | 220 | 235 | 260 |
| Jobs | 162 | 179 | 182 | 191 |

Documentation for Fieldsboro's vacant land adjustment is attached as Appendix E. As required by C. 5:97-5.2 © and (d), these items include:

1. 2008 Composite Map of Existing Land Use and Environmental Constraints;
2. 1997 Municipal Master Plan Update;
3. 1997 Municipal Proposed Land Use and Zone Plan;
4. 2008 Inventory of privately and municipally-owned vacant parcels (See Appendix C);
5. 2008 Municipal Zoning Ordinance; and
6. 2008 Municipal Tax Maps

Borough of Fieldsboro
Housing Element & Fair Share Plan

Rehabilitation

Fieldsboro has been working with the Burlington County Community Assistance Partnership (BCCAP) to rehabilitate homes for residents. It will continue to do so in the future. The Borough will apply for a grant through the State's Small Cities program for housing rehabilitation funds to complete at least four (4) homes. The program will be open to both owner-occupied and renter-occupied housing units. In the event that Small Cities funds are not available, the Borough has will passed a resolution of intent to bond as a last resort. All rehabilitation work will be consistent with the provisions of 5:97-6.2(b) and (c).

IV. CONCLUSION

The Borough of Fieldsboro is a unique 0.3 square mile historic village. The Borough is bypassed by major roads, has no passenger rail stop and is physically isolated from neighboring developed communities by wetlands corridors and State institutions. Environmental constraints significantly limit future development and redevelopment. This means that future residential development will be minimal, less than twenty new units, as will jobs. While this means that the Borough's Fair Share Plan includes a vacant land adjustment, the Borough is obligated to rehabilitate deteriorated housing units for current and future residents – and will do so. Fieldsboro is committed to fulfilling its fair share housing commitments for affordable housing.

The Borough's prior round and 2004-2018 growth share is zero (0), based on the growth share analyses and vacant land inventory included in Appendix C. In conclusion, the analysis indicates that Fieldsboro's 1987-2018 total fair share obligation is four (4), all of which is a rehabilitation obligation. Fieldsboro will apply for grants through the State's Small Cities program to rehabilitate these units. In the event that Small Cities funds are not available, the Borough has will passed a resolution of intent to bond as a last resort. All rehabilitation work will be consistent with the provisions of 5:97-6.2(b) and (c).

A. Planning Board Resolution

Borough of Fieldsboro
Planning/Zoning
2008-810

WHEREAS, the Planning Board of the Borough of Fieldsboro, Burlington County, State of New Jersey, adopted its current Master Plan Update Report pursuant to N.J.S.A. 40:55D-28 in 1997; and

WHEREAS, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b(3); and

WHEREAS, N.J.A.C. 5:94-2.2(a) requires the adoption of the Housing Element by the Planning Board and endorsement by the Governing Body; and

WHEREAS, N.J.A.C. 5:94-4.1(a) requires the preparation of a Fair Share Plan in accordance with the Housing Element of the Master Plan; and

WHEREAS, N.J.A.C. 5:94-4.1(b) requires the adoption of the Fair Share Plan by the Planning Board and endorsement by the Governing Body; and

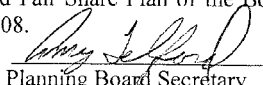
WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Borough of Fieldsboro held a public hearing(s) on the Housing Element and Fair Share Plan on December 29, 2008; and

WHEREAS, the Planning Board has determined that the Housing Element and Fair Share Plan are consistent with the goals and objectives of the Borough of Fieldsboro's 1997 Master Plan Update and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Fieldsboro, State of New Jersey, that the Land Use Board hereby adopts the December 29, 2008 Housing Element and Fair Share Plan.


Chairman of Planning Board

I hereby certify that this is a true copy of the resolution adopting the Housing Element and Fair Share Plan of the Borough of Fieldsboro, Burlington County on December 29, 2008.


Planning Board Secretary

motion Patrick
second Bob

Vote 4-0
Cathy
Amy
Patrick
Stacy
Robert

Absent
Bud
Tim

B. Governing Body Resolution

Resolution 2008-47

**Governing Body Resolution Filing an Adopted
Housing Element and Fair Share Plan Without a
Petition**

WHEREAS, the Planning Board of the Borough of Fieldsboro, *Burlington County*, State of New Jersey, adopted the Housing Element of the Master Plan on December 29, 2008; and

WHEREAS, a true copy of the resolution of the Planning Board adopting the Housing Element is attached pursuant to N.J.A.C. 5:96-2.2(a)2; and

WHEREAS, the Planning Board adopted the Fair Share Plan on December 29, 2008; and

WHEREAS, a true copy of the resolution of the Planning Board adopting the Fair Share Plan is attached pursuant to N.J.A.C. 5:96-2.2(a)2.

NOW THEREFORE BE IT RESOLVED that the Governing Body of the Borough of Fieldsboro, Burlington County, State of New Jersey, hereby endorses the Housing Element and Fair Share Plan as adopted by the Borough of Fieldsboro Planning Board; and

BE IT FURTHER RESOLVED that a list of names and addresses for all owners of sites in the Housing Element and Fair Share Plan has been included with the filing; and

BE IT FURTHER RESOLVED that the Governing Body of the Borough of Fieldsboro, pursuant to the provisions of N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:96-2.2, requests that the Council on Affordable Housing accept the Housing Element and Fair Share Plan of the Borough of Fieldsboro as adopted by the Borough of Fieldsboro Planning Board on December 29, 2008 for filing without a petition requesting substantive certification.


Municipal Clerk

12/29/08
Date

Motion: Marsh
Second: T. Tyler

vote yes
Hansell
T. Tyler
Hardesty
Marsh

C. Sheets for Growth Share Determination Workbook C

Summary of Adjusted Growth Share Projection Based On Land Capacity

(Introduction to Workbook C)

Municipality Name: **Borough of Fieldsboro**

This workbook contains two separate worksheets to be used for determining the projected Municipal Growth Share Obligation. Worksheet A must be completed by all municipalities. The Worksheet is a tool that allows the user to enter COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules to determine the projected Growth Share Obligation after applying exclusions permitted by N.J.A.C. 5:97-2.4. Municipalities that accept the COAH-generated Growth projections need only use Worksheet A.
[Click Here to complete Worksheet A](#)

Municipalities seeking to request a downward adjustment to the COAH-generated growth projections may do so by providing a detailed analysis of municipal land capacity. After completing this analysis, the growth projections may be lowered if the resulting growth share obligation results in a figure that is at least 10 percent lower than the projected Growth Share Obligation that would result from the COAH-generated growth projections. Actual growth must first be determined using the Actual Growth worksheet. A growth projection adjustment may only apply to any remaining growth.

[Click Here to Enter Actual Growth to Date](#)

[Click Here to Complete the Residential Parcel Inventory and Capacity Analysis](#)

[Click Here to Complete the Non-residential Parcel Inventory and Capacity Analysis](#)

Summary Of Worksheet Comparison

| | COAH Projected Growth Share (From Worksheet A) | Growth Share Based on Municipal Capacity (From Worksheet C) |
|------------------------------|---|--|
| Residential Growth | 31 | 0 |
| Residential Exclusions | 0 | 0 |
| Net Residential Growth | 31 | 0 |
| Residential Growth Share | 6.20 | 0.00 |
| | | |
| Non-Residential Growth | 17 | 0 |
| Non-Residential Exclusions | 0 | 0 |
| Net Non- Residential Growth | 17 | 0 |
| Non-Residential Growth Share | 1.06 | 0.00 |
| | | |
| Total Growth Share | 7 | 0 |

The Municipal land capacity analysis results in a reduction to the COAH-generated growth projection. Please file Workbook C and use a Residential Growth Share of 0 plus a Non-residential Growth Share of 0 for a total Growth Share Obligation of 0 affordable units

Growth Projection Adjustment - Actual Growth

Municipality Name: **Borough of Fieldsboro**

| Actual Growth 01/01/04 to Present | | | | |
|--------------------------------------|--|--|---|-----------------------------|
| Residential COs Issued | | | | |
| Non-residential CO's by Use Group | | Square Feet Added (COs Issued) | Square Feet Lost Demolition Permits Issued) | Jobs/1,000 SF Total Jobs |
| | | | | |
| B | | | | 2.8 0.00 |
| M | | | | 1.7 0.00 |
| F | | | | 1.2 0.00 |
| S | | | | 1.0 0.00 |
| H | | | | 1.6 0.00 |
| A1 | | | | 1.6 0.00 |
| A2 | | | | 3.2 0.00 |
| A3 | | | | 1.6 0.00 |
| A4 | | | | 3.4 0.00 |
| A5 | | | | 2.6 0.00 |
| E | | | | 0.0 0.00 |
| I | | | | 2.6 0.00 |
| R1 | | | | 1.7 0.00 |
| Total | | 0 | 0 | 0 |

[Return to Growth Projection Adjustment Summary Screen](#)

[Proceed to Inventory of Vacant Residential Land](#)

[Proceed to Inventory of Non-residential Land](#)

Borough of Fieldsboro Growth Projection Adjustment - Residential Parcel Inventory

| Block | Lot | Address | Owner | SDRP Planning Area | Urban Center (Y/N) | Sewer Service Area (Y/N) | HUC 11 NO3 Density* | Total Acreage | Constrained Acreage | Constraint Description | Buildable Acreage | Density (Units/Ac) | Capacity (Units) |
|-------|------|-----------------|------------------|--------------------|--------------------|--------------------------|---------------------|---------------|---------------------|------------------------|----------------------|--------------------|------------------|
| 1 | 1 | RIVER FRONT | NJ TRANSIT CORP | 2 | N | Y | | 0.15 | 0.15 | Green Acres | 0.00 | 6.00 | 0.00 |
| 1 | 5 | HAMILTON ST | TYLER, EDWARD SI | 2 | N | Y | | 0.20 | 0.20 | ESA - Slope | 0.00 | 6.00 | 0.00 |
| 2 | 1 | RIVER FRONT | NJ TRANSIT CORP | 2 | N | Y | | 0.62 | 0.62 | Green Acres | 0.00 | 6.00 | 0.00 |
| 2 | 2 | FRONT ST | KOLTUNIK JACEK&P | 2 | N | Y | | 0.20 | 0.20 | ESA - Slope | 0.00 | 6.00 | 0.00 |
| 2 | 8 | RIVER FRONT | TYLER, EDWARD SI | 2 | N | Y | | 0.04 | 0.04 | ESA - Flood | 0.00 | 6.00 | 0.00 |
| 3 | 1 | 203 FRONT ST | BOROUGH OF FIELI | 2 | N | Y | | 0.39 | 0.39 | Green Acres | 0.00 | 6.00 | 0.00 |
| 4 | 6 | 209 HAMILTON ST | WASHINGTON AGN | 2 | N | Y | | 0.10 | 0.10 | Size | 0.00 | 6.00 | 0.00 |
| 4 | 7 | 207 HAMILTON ST | WASHINGTON AGN | 2 | N | Y | | 0.09 | 0.09 | Size | 0.00 | 6.00 | 0.00 |
| 4 | 10 | 17 FRONT ST | ROUNTREE, LEON | 2 | N | Y | | 0.12 | 0.12 | Size | 0.00 | 6.00 | 0.00 |
| 6 | 5 | SECOND ST | RIZZIELLO, RALPH | 2 | N | Y | | 0.13 | 0.13 | Size | 0.00 | 6.00 | 0.00 |
| 7 | 1.01 | WASHINGTON ST | AMERICAN LEGION | 2 | N | Y | | 0.36 | 0.36 | Green Acres | 0.00 | 6.00 | 0.00 |
| 7 | 1.02 | WASHINGTON ST | BOROUGH OF FIELI | 2 | N | Y | | 2.26 | 2.26 | Green Acres | 0.00 | 6.00 | 0.00 |
| 8 | 2 | RIVER FRONT | BOROUGH OF FIELI | 2 | N | Y | | 0.80 | 0.80 | ESA - Slope | 0.00 | 6.00 | 0.00 |
| 9 | 1 | RIVER FRONT | NJ TRANSIT CORP | 2 | N | Y | | 0.32 | 0.32 | ESA - Flood | 0.00 | 6.00 | 0.00 |
| 9 | 3 | DELAWARE STREE | BOROUGH OF FIELI | 2 | N | Y | | 0.57 | 0.57 | ESA - Slope | 0.00 | 6.00 | 0.00 |
| 10 | 2.02 | ADAMS LN | PROKOP THOMAS & | 2 | N | Y | | 0.08 | 0.08 | Size | 0.00 | 6.00 | 0.00 |
| 13 | 1.01 | RIVER FRONT | BOROUGH OF FIELI | 2 | N | Y | | 0.86 | 0.86 | Green Acres | 0.00 | 6.00 | 0.00 |
| 13 | 1.02 | RIVER FRONT | BOROUGH OF FIELI | 2 | N | Y | | 0.08 | 0.08 | Green Acres | 0.00 | 6.00 | 0.00 |
| 13 | 3.01 | FOURTH ST | BOROUGH OF FIELI | 2 | N | Y | | 3.68 | 3.68 | Green Acres | 0.00 | 6.00 | 0.00 |
| 13 | 3.07 | 208 DELAWARE ST | TYLER, ERIC | 2 | N | Y | | 0.46 | 0.46 | ESA - Slope | 0.00 | 6.00 | 0.00 |
| | | | | | | | | | | | Subtotal This Page | 0.00 | 0.00 |
| | | | | | | | | | | | Subtotal Page 2 | 0.00 | 0.00 |
| | | | | | | | | | | | Subtotal Page 3 | 0.00 | 0.00 |
| | | | | | | | | | | | Subtotal Page 4 | 0.00 | 0.00 |
| | | | | | | | | | | | Subtotal Add'l Pages | 0.00 | 0.00 |
| | | | | | | | | | | | Grand Total | 0.00 | 0.00 |

[Click Here to Return to Workbook C Summary](#)

[Click Here to Proceed to Non-Residential Parcel Inventory and Capacity Analysis](#)

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Borough of Fieldsboro Growth Projection Adjustment - Non-Residential Parcel Inventory

| Block | Lot | Address | Owner | SDRP Planning Area | Urban Center (Y/N) | Sewer Service Area (Y/N) | HUC11 NO3 Density | Total Acreage | Constrained Acreage | Constraint Description | Remaining Buildable Acreage | Density (Jobs/Ac) | Capacity (Jobs) |
|-------|-----|-------------|------------------|--------------------|--------------------|--------------------------|-------------------|---------------|---------------------|------------------------|-----------------------------|-------------------|-----------------|
| 13 | 8 | RIVER FRONT | COLKET, TRISTRAM | 2 | N | Y | | 1.01 | 1.01 | ESA - Wet | 0.00 | 60.00 | 0.00 |
| 13 | 9 | RIVER FRONT | COLKET, TRISTRAM | 2 | N | Y | | 0.45 | 0.45 | ESA - Wet | 0.00 | 60.00 | 0.00 |
| 13 | 9 | RIVER FRONT | COLKET, TRISTRAM | 2 | N | Y | | 1.45 | 1.45 | ESA - Wet | 0.00 | 60.00 | 0.00 |

[Click Here to Return to Workbook C Summary](#)

[Click Here to Proceed to Residential Parcel Inventory and Capacity Analysis](#)

[Add More Sheets](#)

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Subtotal This Page 0.00
 Subtotal Page 2 0.00
 Subtotal Page 3 0.00
 Subtotal Page 4 0.00
Grand Total 0

Worksheet A: Growth Share Determination Using Published Data
(Appendix F(2), *Allocating Growth To Municipalities*)

COAH Growth Projections

Must be used in all submissions

Municipality Name: Borough of Fieldsboro

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page or the links within the page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated based on COAH's growth projections.

| | Residential | Non-Residential |
|---|--|-----------------------|
| 1 Enter Growth Projections From Appendix F(2)* | 31 | 17 |
| 2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab | Click Here to enter Prior Round Exclusions | |
| COs for prior round affordable units built or projected to be built post 1/1/04 | | |
| Inclusionary Development | 0 | |
| Supportive/Special Needs Housing | 0 | |
| Accessory Apartments | 0 | |
| Municipally Sponsored or 100% Affordable | 0 | |
| Assisted Living | 0 | |
| Other | 0 | |
| Market Units in Prior Round Inclusionary development built post 1/1/04 | 0 | |
| 3 Subtract the following Non-Residential Exclusions (5:97-2.4(b)) | | |
| Affordable units | 0 | |
| Associated Jobs | | 0 |
| 4 Net Growth Projection | 31 | 17 |
| 5 Projected Growth Share (Conversion to Affordable Units Divide HH by 5 and Jobs by 16) | 6.20 Affordable Units | 1.06 Affordable Units |
| 6 Total Projected Growth Share Obligation | | 7 Affordable Units |

[Click Here to return to Workbook C Summary](#)

* For Residential Growth, See Appendix F(2), Figure A.1, Housing Units by Municipality. For Non-residential Growth, See Appendix F(2), Figure A.2, Employment by Municipality

Affordable and Market-Rate Units Excluded from Growth

Municipality Name: Borough of Fieldsboro

Prior Round Affordable Units NOT included in Inclusionary Developments Built Post 1/1/04

| Development Type | Number of COs Issued and/or Projected |
|---|--|
| Supportive/Special Needs Housing | 0 |
| Accessory Apartments | 0 |
| Municipally Sponsored and 100% Affordable | 0 |
| Assisted Living | 0 |
| Other | 0 |
| Total | 0 |

Market and Affordable Units in Prior Round Inclusionary Development Built post 1/1/04

N.J.A.C. 5:97-2.4(a)

(Enter Y for yes in Rental column if rental units resulted from N.J.A.C. 5:93-5.15(c)5 incentives)

| Development Name | Rentals? (Y/N) | Total Units | Market Units | Affordable Units | Market Units Excluded |
|------------------|-------------------|----------------|-----------------|---------------------|--------------------------|
| N/A | | 0 | | | 0 |
| | | 0 | | | 0 |
| | | 0 | | | 0 |
| | | 0 | | | 0 |
| | | 0 | | | 0 |
| Total | | 0 | 0 | 0 | 0 |

Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development

N.J.A.C. 5:97-2.4(b)

| Development Name | Affordable Units Provided | Permitted Jobs Exclusion |
|------------------|---------------------------------|--------------------------------|
| N/A | | 0 |
| | | 0 |
| | | 0 |
| | | 0 |
| Total | 0 | 0 |

[When finished, click here to return to Worksheet A](#)

Borough of Fieldsboro Growth Projection Adjustment - Residential Parcel Inventory Page 2

| Block | Lot | Address | Owner | SDRP Planning Area | Urban Center (Y/N) | Sewer Service Area (Y/N) | HUC.11 NO3 Density* | Total Acreage | Constrained Acreage | Constraint Description | Buildable Acreage | Density (Units/Ac) | Capacity (Units) |
|---------------------|-------|-----------------------|-------|--------------------------|--------------------------|--------------------------------|---------------------------|------------------|------------------------|---------------------------|----------------------|-----------------------|---------------------|
| 13 | 3.08 | 24 FOURTH-BOROUGH | | 2 | N | Y | | 3.40 | 3.40 | Historic | 0.00 | 6.00 | 0.00 |
| 13 | 3.10 | FOURTH ST-BOROUGH | | 2 | N | Y | | 0.26 | 0.26 | Size | 0.00 | 6.00 | 0.00 |
| 14 | 2 | SECOND S TYLER EDV | | 2 | N | Y | | 0.25 | 0.25 | ESA - Wet | 0.00 | 6.00 | 0.00 |
| 15 | 1 | SECOND S TYLER EDV | | 2 | N | Y | | 0.12 | 0.12 | Size | 0.00 | 6.00 | 0.00 |
| 16 | 5 | 11 SECOND LOVING, KII | | 2 | N | Y | | 0.25 | 0.25 | Size | 0.00 | 6.00 | 0.00 |
| 17 | 4 | THIRD ST BOROUGH | | 2 | N | Y | | 0.12 | 0.12 | Size | 0.00 | 6.00 | 0.00 |
| 18 | 1 | 9 WASHING HEWITT, JA | | 2 | N | Y | | 0.28 | 0.28 | Size | 0.00 | 6.00 | 0.00 |
| 23 | 3 | FOURTH ST-BOROUGH | | 2 | N | Y | | 0.15 | 0.15 | Green Acres | 0.00 | 6.00 | 0.00 |
| 23 | 4 | WASHINGTON-BOROUGH | | 2 | N | Y | | 0.16 | 0.16 | Green Acres | 0.00 | 6.00 | 0.00 |
| 25 | 1 | UNION ST ADAMS, JAI | | 2 | N | Y | | 10.40 | 10.40 | ESA - Wet | 0.00 | 6.00 | 0.00 |
| 26 | 1 | 53 FOURTH-51 FOURTH | | 2 | N | Y | | 0.28 | 0.28 | Size | 0.00 | 6.00 | 0.00 |
| 26 | 4 | 59 FOURTH-MILLER, FR | | 2 | N | Y | | 0.06 | 0.06 | Size | 0.00 | 6.00 | 0.00 |
| 26 | 5 | 61 FOURTH-MILLER, FR | | 2 | N | Y | | 0.06 | 0.06 | Size | 0.00 | 6.00 | 0.00 |
| 27 | 3.01 | 45 WASHIN LYNCH, RIC | | 2 | N | Y | | 0.21 | 0.21 | Size | 0.00 | 6.00 | 0.00 |
| 27 | 3.02 | FIFTH ST KOHFELDT | | 2 | N | Y | | 1.07 | 1.07 | ESA - Wet | 0.00 | 6.00 | 0.00 |
| 33 | 7.02 | FOURTH ST-UNKNOWN | | 2 | N | Y | | 0.10 | 0.10 | Size | 0.00 | 6.00 | 0.00 |
| 33 | 10.02 | FOURTH ST-ASAY KEN | | 2 | N | Y | | 0.52 | 0.52 | Size | 0.00 | 6.00 | 0.00 |
| 34 | 1 | FIFTH ST ARCHER, E | | 2 | N | Y | | 2.10 | 2.10 | ESA - Wet | 0.00 | 6.00 | 0.00 |
| 34 | 2 | FIFTH ST WALL, CALI | | 2 | N | Y | | 2.10 | 2.10 | ESA - Wet | 0.00 | 6.00 | 0.00 |
| 34 | 3 | FIFTH ST BASSANI, F | | 2 | N | Y | | 1.80 | 1.80 | ESA - Wet | 0.00 | 6.00 | 0.00 |
| Total Page 2 | | | | | | | | | | | | 0.00 | 0.00 |

[Add More Sheets](#)
[Residential Inventory Main Page](#)
 * Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Borough of Fieldsboro Growth Projection Adjustment - Residential Parcel Inventory Page 3

| Block | Lot | Address | Owner | SDRP Planning Area | Urban Center (Y/N) | Sewer Service Area (Y/N) | HUC 11 NO3 Density* | Total Acreage | Constrained Acreage | Constraint Description | Buildable Acreage | Density (Units/Ac) | Capacity (Units) |
|-------|------|--------------------|-----------|--------------------------|--------------------------|--------------------------------|---------------------------|------------------|------------------------|---------------------------|----------------------|-----------------------|---------------------|
| 34 | 4.01 | FIFTH ST | TYLER EDV | 2 | N | Y | | 0.93 | 0.93 | ESA - Wet | 0.00 | 6.00 | 0.00 |
| 34 | 4.02 | FIFTH ST | MCALPINE | 2 | N | Y | | 0.93 | 0.93 | ESA - Wet | 0.00 | 6.00 | 0.00 |
| 35 | 1.01 | DELAWARE HOTCHKIN, | | 2 | N | Y | | 0.50 | 0.50 | ESA - Wet | 0.00 | 6.00 | 0.00 |
| 35 | 1.02 | DELAWARE BORDENTC | | 2 | N | Y | | 0.90 | 0.90 | ESA - Wet | 0.00 | 6.00 | 0.00 |

Total Page 3 0.00

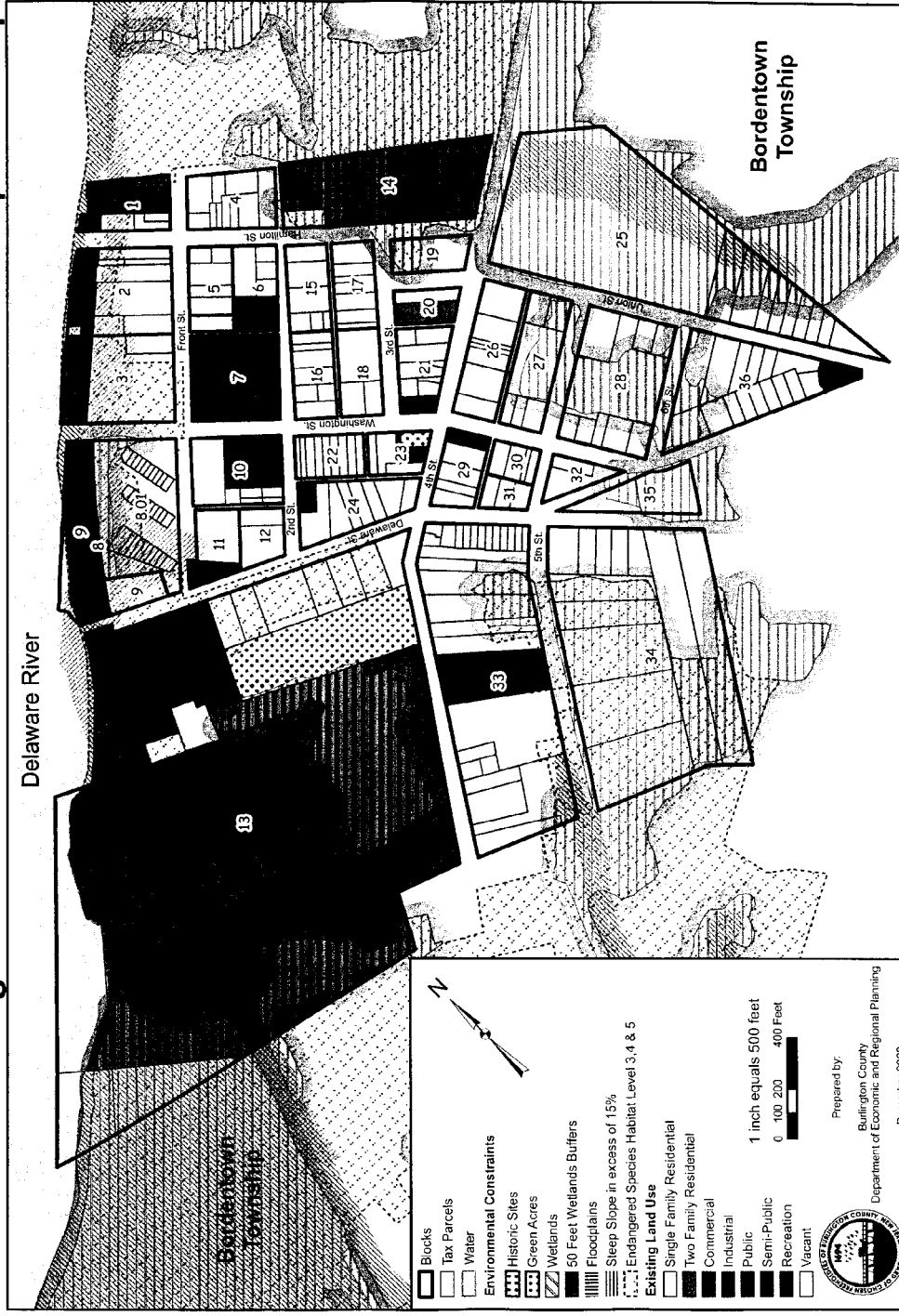
[Add More Sheets](#)
[Residential Inventory Main Page](#)
 * Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

E. Vacant Land Adjustment

1. 2008 Composite Map of Existing Land Use and Environmental Constraints

Fieldsboro Borough

Composite Map



2. 1997 Municipal Master Plan Update

BOROUGH OF FIELDSBORO
BURLINGTON COUNTY, NEW JERSEY

1997 MASTER PLAN UPDATE
LAND USE PLAN ELEMENT

ADOPTED BY:

THE PLANNING BOARD OF THE BOROUGH OF FIELDSBORO
APRIL 16, 1997

PREPARED BY:

BURLINGTON COUNTY OFFICE OF LAND USE PLANNING
49 RANCOCAS ROAD
MOUNT HOLLY, NEW JERSEY

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INTRODUCTION

N.J.S.A. 40:55D-1 et seq. entitled "Municipal Land Use Law" (MLUL) requires all municipalities to reexamine their master plans at least every six years. The purpose of this requirement is for municipalities to have regular, periodic reviews of current information and changing conditions within the municipality in the interest of keeping long-range planning as up-to-date as possible.

In C. 40:55D-89 of the MLUL, the following language is set forth:

The governing body shall, at least every six years, provide for general reexamination of its master plan and development regulations by the planning board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality. The first such reexamination shall have been completed by August 1, 1982. The next reexamination shall be completed by August 1, 1988. Thereafter, a reexamination shall be completed at least once every six years from the previous reexamination.

The Borough of Fieldsboro Master Plan was last reexamined in May 1996. The underlying objectives, policies, principles and assumptions of the 1996 master plan reexamination report are incorporated into this master plan. This master plan is prepared because the reexamination report recommends "...that the Borough prepare a new [m]aster [p]lan and development regulations." (5)

The reexamination report further recommends:

The new [m]aster [p]lan shall provide the rationale for encouraging development in the Borough in order to develop a broader tax base. The new [m]aster [p]lan shall also meet the new requirement of the Municipal Land Use Law in regards to housing, recycling and the State Development and Redevelopment Plan, as well as provide up-to-date land use information. The new development regulations will provide standards for development so that the character of the Borough is not adversely impacted by new development. (6)

This master plan is presented in the following manner:

1. Background data and studies which establish existing conditions in the borough.
2. A statement of objectives, principles, assumptions, policies and standards upon which the master plan is based.

3. Master plan elements which include: a land use plan; a housing plan; conservation plan; recreation plan; and recycling plan.

4. A specific policy statement indicating the relationship of the proposed development of the borough, as developed in the master plan, to:

- a. the master plans of contiguous municipalities;
- b. the master plan of Burlington County;
- c. the State Development and Redevelopment Plan; and
- d. the district solid waste management plan.

BACKGROUND DATA AND STUDIES

Geographical Location

The Borough of Fieldsboro is a 0.30-square mile community located in the northwestern portion of Burlington County. Fieldsboro is approximately two-thirds of a mile south of Bordentown City, five miles south of Trenton City and six miles north of Burlington City.

Fieldsboro is situated on top of a 30 to 40-foot high bluff overlooking the Delaware River, which forms the northwestern boundary of the borough. At the base of the bluff is a single-track railroad line which follows the Delaware River shoreline. Bordentown Township surrounds the borough to the northeast, east, south and southwest.

Vehicular access to the borough is gained by two roads which intersect U.S. Route 130 in Bordentown Township. Fourth Street, which is the borough's main thoroughfare, gains access to U.S. Route 130 from the southwest and bisects the community into north and south sections. Dunn's Mill Road intersects U.S. Route 130 and travels northwesterly into the borough where it changes to Lockwood Avenue and also intersects Union Street.

Historic Background

The historic background for Fieldsboro was taken from the "Historic Inventory, Borough of Fieldsboro" prepared in September 1975 and contained in the 1996 reexamination report. Fieldsboro's growth was generated mainly by the establishment of the Bordentown Foundry and Machine Works which opened in 1808 on the Delaware River in the area known as White Hill. Benjamin and Caleb Field erected an ironworks at White Hill as part of a steamboat building enterprise.

Since the Fields' first steamboat, the "New Jersey," was a failure, the Fields became discouraged and left the works idle for many years. In 1832, the Camden & Amboy Railroad purchased the works and built repair shops at the works. The works were then sold to Edward Bowne who rented it to Alfred Thompson in 1853. During that same year, Thompson, in association with his brother, bought the works. The Union Steam Forge was established in 1857 by N. D. Thompson and was purchased by MacPherson & Willard in 1865. Today, scarcely a trace of these industrial works remains.

During this period of industrialization in White Hill, much of the nineteenth century workers' housing was built. An 1860 Atlas recorded many commercial establishments, including stores on the riverfront, which no longer exist. As the commercial and industrial aspects of the borough declined, Fieldsboro remained a viable residential community. The municipal building was

originally a schoolhouse built in 1916 which replaced the first local schoolhouse built in 1845.

Fieldsboro was incorporated as a borough in 1865. In 1954 Rozin Products, Inc. built a chemical plant on 36.5 acres in the vicinity of White Hill. The chemical company, later acquired by Stepan Chemical Company, is active today. Fieldsboro remains a predominantly residential community with one industrial employer.

Population

Based on the U.S. Census of Population, Fieldsboro had a population of 579 persons in 1990. Table 1 shows the populations of the borough and Burlington County from 1950 to 1990.

Table 1 Population for Fieldsboro and
Burlington County, 1950-1990

| | <u>1950</u> | <u>1960</u> | <u>1970</u> | <u>1980</u> | <u>1990</u> |
|--------------|-------------|-------------|-------------|-------------|-------------|
| Fieldsboro | 589 | 583 | 615 | 597 | 579 |
| Burl. County | 135,910 | 224,499 | 323,132 | 362,542 | 395,066 |

Source: Burlington County Office of Land Use. *1990 Census and Economic Data for Burlington County, New Jersey*. December 1994.

Fieldsboro's population peaked in 1970 at 615 persons and declined to 579 persons in 1990. In contrast, Burlington County's population has continued to grow from 1950 to 1990, with 395,066 persons in 1990.

Table 2 shows the changes in population that occurred in the borough and county from 1950 to 1990.

Table 2 Population Change, Fieldsboro and
Burlington County, 1950-1990

| | <u>1950-60</u> | <u>1960-70</u> | <u>1970-80</u> | <u>1980-90</u> |
|-------------------|----------------|----------------|----------------|----------------|
| Fieldsboro | | | | |
| Change | -6 | 32 | -18 | -18 |
| % Change | -1.0 | 5.5 | -2.9 | -3.0 |
| Burlington County | | | | |
| Change | 88,589 | 98,633 | 39,410 | 32,524 |
| % Change | 65.2 | 43.9 | 12.2 | 9.0 |

Fieldsboro experienced growth from 1960 to 1970 when it grew by 32 persons or 5.5%. During the other three decennial periods, the borough's population declined, with the most significant loss

occurring from 1980 to 1990 when it declined by 3.0%.

Burlington County continued to grow from 1950 to 1990, with the greatest percentage increase occurring from 1950 to 1960 when it grew by 65.2%. The county's greatest absolute increase occurred from 1960 to 1970 when it grew by 98,633. During the latter years, growth slowed in the county to 12.2% from 1970 to 1980 and 9.0% from 1980 to 1990.

From 1950 to 1990 Fieldsboro's population declined by 10 persons, or 1.7%, while Burlington County continued to grow. During the same 40-year period, the county grew by 259,156 persons or 190.7%.

A more detailed demographic analysis for the borough is provided in the Housing Plan Element for this master plan.

Environmental Constraints

The findings of the soils inventory provided in the May 1996 reexamination report are incorporated into this master plan. The reexamination report indicates that a Physical Attributes Composite Map will be prepared showing community development potential relative to steep slopes, soils, flood hazard areas and other environmental constraints. This section of the master plan provides data and information needed for developing the recommended composite map, which has been renamed Environmental Constraints Map (Map 1).

The Environmental Constraints Map is a compilation of the following environmental conditions which are highly sensitive and limit development:

1. Highly erodible soils;
2. Wet soils;
3. Steep slopes ($\geq 15\%$);
4. Freshwater wetlands;
5. Bodies of water;
6. Flood hazard areas; and
7. Woodlands.

Based on a compilation of the foregoing environmental constraints illustrated on Map 1, the areas having significant amounts of environmental constraints exist in the northeastern portion of the borough between the municipal boundary and Union and Hamilton Streets in the vicinity of Fourth Street and the

southeastern portion between the municipal boundary and Fifth Street, which is a paper street. These areas are associated with freshwater wetlands and are heavily wooded. Other areas having significant amounts of wetlands are found in the southwestern corner of the municipality.

Although the borough's riverfrontage is impacted by flooding, the floodplain is relatively limited because the slopes along the shoreline change significantly over short distances, thus, creating, the bluffs that overlook the Delaware River. The floodplain is widest along the southern shoreline.

Existing Land Use

Based on current borough tax maps, Fieldsboro covers 0.30 square miles or 192 acres. The land mass of the borough is covered by different land use categories, including: residential; commercial; industrial; mixed uses; public and quasi-public; vacant; railroad rights-of-way; and road rights-of-way.

In July 1996, a land use inventory of the entire borough was prepared by the Burlington County Office of Land Use Planning. The results of the inventory are portrayed on Map.2, Existing Land Use Map. The acreage and percent cover for each land use category for 1974, 1988 and 1996 are summarized on Table 3.

The reasons for having discrepancies in total borough land acreage presented for 1974, 1988 and 1996 are not fully explained; however, in order to develop an understanding of land use coverages for the three years, percentages of land use coverages were developed.

The land use categories which have increased from 1974 to 1996 include: residential (28.4% to 29.7%); industrial (15.8% to 19.0%); railroad right-of-way (2.1% to 3.2%); and road rights-of-way (16.3% to 17.7%). With regard to the last two categories, railroad rights-of-way have not changed and the amount of road rights-of-way have actually decreased because unimproved roads (paper streets) have been vacated by the municipality. To that end, it is believed that part of the reason for the discrepancies in total land acreage presented for the three years is due to inaccuracies in the amounts of road and railroad rights-of-way.

The commercial land use category (1.6%) has remained relatively the same from 1974 to 1996. The two land use categories that declined from 1974 to 1996 include public/quasi-public (6.3% to 2.8%) and vacant land (29.5% to 25.7%). Mixed uses is a new category not recorded in 1974 and 1988; notwithstanding, it is believed that this land use did exist during those earlier years because the structures containing such mixed uses are old and do not appear to have been recently converted.

Table 3 Existing Land Uses,
Fieldsboro, 1974, 1988 and 1996

| Land Use | <u>1974</u> | | <u>1988</u> | | <u>1996</u> | |
|---------------------|--------------|-------------|--------------|-------------|--------------|--------------|
| | <u>Acres</u> | <u>%</u> | <u>Acres</u> | <u>%</u> | <u>Acres</u> | <u>%</u> |
| Residential | 54 | 28.4 | 51.1 | 27.0 | 57.0 | 29.68 |
| Commercial | 3 | 1.6 | 11 | 5.8 | 3.1* | 1.62 |
| Industrial | 30 | 15.8 | 32 | 16.9 | 36.5 | 19.01 |
| Mixed Uses | -- | -- | -- | -- | 0.7** | 0.36 |
| Public/Quasi-Public | 12 | 6.3 | 12 | 6.3 | 5.3 | 2.76 |
| Vacant | 56 | 29.5 | 48 | 25.3 | 49.3 | 25.68 |
| Railroad ROW | 4 | 2.1 | 6 | 3.2 | 6.1 | 3.18 |
| Road ROW | <u>31</u> | <u>16.3</u> | <u>29.5</u> | <u>15.5</u> | <u>34.0</u> | <u>17.71</u> |
| Total | 190 | 100.0 | 189.6 | 100.0 | 192.0 | 100.00 |

* The commercial land use category inventoried in 1996 consists entirely of mixed commercial and residential uses, i.e., delicatessen on the first floor with apartments overhead.

** The mixed use land use category inventoried in 1996 consists of a quasi-public and residential uses.

Sources:

1. 1974 and 1988 land use inventories are taken from the 1996 Reexamination Report.
2. 1996 land use inventory was surveyed by the Burlington County Office of Land Use Planning in July 1996.
3. The 1996 total borough land acreage is taken from current municipal tax maps on file in 1996.

What is evident is that from 1974 to 1996 the magnitude of land use coverages have remained relatively the same. Residential land uses (29.68% in 1996) are still the predominant land use in the borough followed by vacant land (25.68% in 1996), road and railroad right-of-way (20.89% in 1996), and industrial land uses (19.01% in 1996). Together these four land uses cover 95.26% of the borough, with the balance (4.74%) covered by commercial and public/quasi-public uses.

A more detailed existing land use inventory for 1996 is shown in Table 4. Residential land use, which covered 57.0 acres or 29.68% of the borough's land mass, was comprised of single-family dwellings, two-family dwellings and dwellings of three or more units. The two-family dwellings are primarily in the form of duplex units where two side-by-side units are housed in one structure.

In the detailed inventory, mixed uses include commercial uses with residential units on the second floor or in a separate structure on the same lot, and a two-family dwelling in a separate structure coexisting with a quasi-public use (social club) on the same lot. The mixed use category demonstrates that there are no pure, or stand alone, commercial uses in the borough. Commercial/residential mixed uses cover 3.1 acres or 1.62% of the borough's land mass, and two-family/quasi-public mixed uses cover 0.7 acres or 0.36%. Together mixed uses cover 3.8 acres or 1.98% of the municipal land mass.

Industrial uses cover 36.5 acres or 19.01% of Fieldsboro's land area, and vacant land covers 49.3 acres or 25.68%. Railroad and road rights-of-way have a combined coverage of 40.1 acres or 20.89% of the land mass.

From Table 3 public/quasi-public land uses (5.3 acres or 2.76%) were further subdivided into public/quasi-public uses, i.e., municipal building, firehouse, etc., and open space and parks. The new public/quasi-public category covers 2.8 acres or 1.46% of the municipal land area. Open space and parks cover 2.5 acres or 1.30% of the land area.

Table 4 Detailed Inventory of
Existing Land Uses, Fieldsboro, 1996

| <u>Land Use</u> | <u>Acres</u> | <u>Percent</u> |
|-------------------------|--------------|----------------|
| Residential | 57.0 | 29.68 |
| Single-Family | 45.3 | 23.59 |
| Two-Family | 6.7 | 3.49 |
| Three- or More Family | 5.0 | 2.60 |
| Mixed Uses | 3.8 | 1.98 |
| Commercial/Residential | 3.1 | 1.62 |
| Two-Family/Quasi-Public | 0.7 | 0.36 |
| Industrial | 36.5 | 19.01 |
| Public/Quasi-Public | 2.8 | 1.46 |
| Open Space & Parks | 2.5 | 1.30 |
| Vacant | 49.3 | 25.68 |
| Road & Railroad ROW | 40.1 | 20.89 |
| Roads | 34.0 | 17.71 |
| Railroads | 6.1 | 3.18 |
| Total | 192.0 | 100.00 |

Sources:

1. Borough of Fieldsboro, Burlington County, New Jersey tax maps.
2. Field survey performed by the Burlington County Office of Land Use Planning on July 19, 1996.

Residential Land Uses

Residential neighborhoods are found throughout the borough, with older dwellings located north of and along Fourth Street. Fieldsboro developed during two distinct periods in history. Although several early-nineteenth century structures exist in the borough, approximately half of the houses in the borough were built from the mid-nineteenth century to the early twentieth century. Most of the newer dwellings were built from 1940 to 1960, with some dwellings built recently.

The areas that developed during the earlier period are

situated along Fourth Street and north of Fourth and Delaware Streets and south of Fourth Street between Rising Sun Road and Washington Street north of Fifth Street. The areas that developed from 1940 to 1960 are found in the southern and southeastern portions of the borough.

Table 5 presents the composition of existing residential land uses in the borough for 1996.

Table 5 Existing Residential Land Uses,
Fieldsboro, 1996

| <u>Residential Land Use</u> | <u>Acres</u> | <u>Percent</u> |
|-----------------------------|--------------|----------------|
| Single-Family | 45.3 | 79.47 |
| Two-Family (Duplexes) | 6.7 | 11.76 |
| Three- or More Family | <u>5.0</u> | <u>8.77</u> |
| Total | 57.0 | 100.00 |

The predominant residential land use in the borough is single-family residential (79.47%). Two-family dwellings comprise 11.76% of the residential land uses, and dwellings of three or more families comprise 8.77%.

The Existing Land Use Map illustrates the geographical distribution of residential land uses in Fieldsboro. Single-family dwellings are distributed throughout the borough. Two-family dwellings, primarily in the form of duplexes, are scattered throughout the borough; most of these two-family dwellings are found along Delaware Avenue between Fourth and Fifth Streets and along Washington Street between Second and Fourth Streets. Multi-family dwellings consisting of three or more units exist primarily in one location which was a recently developed as a townhouse complex bounded by Front Street, Washington Street, Delaware Street and the railroad. Two other sites contain multi-family dwellings.

Mixed Uses

Mixed uses cover 1.98% of Fieldsboro's land mass. This land use category consists primarily of commercial establishments with residential dwelling units, as either apartments overhead or freestanding dwellings. There are four such commercial/residential land uses, three of which are located along Fourth Street and one of which is located at the intersection of Lockwood Avenue and Union Street. Commercial/residential land uses cover 1.62% of the borough's land mass.

The other mixed use category is a two-family/quasi-public land

use located on Front Street. This land use exists as a separate, freestanding two-family dwelling and a freestanding social club on the same parcel of land, which covers 0.36% of the borough's land area.

Industrial Land Uses

Industrial land uses are located in the southwestern portion of the borough between Fourth Street and the Delaware River, consisting of a chemical company which occupies 36.5 acres or 19.01% of the borough's land area. The existing railroad traverses through the chemical company parcel.

Public/Quasi-Public Land Uses

Public/quasi-public land uses consist of the municipal building, fire house, sewage treatment facility and churches. These uses are located in the northwestern portion of the borough north of Delaware Avenue and Fourth Street. Together public/quasi-public uses cover 1.46% of the borough's land area.

Open Space and Parks

This land use category is comprised of two parks located in the northwestern portion of the borough. The larger of the two parks is a formal active recreational facility located at Washington and Second Streets. The smaller park is a passive recreational facility located at the intersection of Washington and Fourth Streets. These two parks cover 2.5 acres or 1.30% of the borough's land mass.

Vacant Land

Vacant land covers 49.3 acres or 20.89% of Fieldsboro's land mass. Vacant land exists throughout the borough, with concentrations along the northeastern and southeastern portions of the municipality. These areas are heavily wooded and are associated with freshwater wetlands.

A vacant parcel of significant size, approximately 7 acres, is located between the industrial area of the borough and Delaware Avenue. This parcel is mostly open lawn with the historic White Hill mansion, which is abandoned and seriously deteriorated.

STATEMENT OF OBJECTIVES, PRINCIPLES, ASSUMPTIONS AND POLICIES

The 1996 reexamination report sets forth the following statements mandated by statute (N.J.S.A. 40:55D-89a-d):

1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
3. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised.
4. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, whether a new plan or regulations should be prepared.

The 1996 reexamination report statements made in response to the statutory requirements are incorporated into this master plan. The reexamination report indicates that the following goals are still valid (4, 5):

1. Fieldsboro should provide practical planning which for the best interest of all considers the individual "character" of the community.
2. The residents of Fieldsboro should be totally involved in all phases of the planning process[,] and their ideas and concerns should be addressed in developing the master plan.
3. The Fieldsboro master plan should be coordinated with all appropriate levels of planning but must also consider the unique problems of the community individually.
4. The residents of Fieldsboro desire to improve the quality of life in the Borough while maintaining the character of the community..
5. If Fieldsboro is to remain a viable community, it must provide adequate municipal services and public facilities.

The borough must increase [its] tax base before improvements can be made in municipal services and public facilities.

6. While some population growth is inevitable, Fieldsboro wishes to maintain a reasonable population

size.

Population is no longer restrained by lack of adequate public water and sewer. The land area for residential uses will be proportional to land area for commercial and industrial uses in order to maintain an adequate tax base.

The reexamination makes the following recommendations (5, 6):

...[Continue] planning... for a [r]iverside walkway and park.... The [b]orough still has not reached a point where funding is available for purchase of land for additional public recreation facilities, and a solution for a secondary source of water still needs to be studied.

Also, the [b]orough has identified new objectives to provide their fair share of low and moderate income housing; and to encourage commercial and industrial uses to be developed in the [b]orough. To further this goal, the Planning Board recommends to the Borough Council that a commission be established to attract appropriate ratables to broaden the tax base.

It is recommended that the [b]orough prepare a new [m]aster [p]lan and development regulations.

The new [m]aster [p]lan shall provide the rationale for encouraging development in the [b]orough in order to develop a broader tax base. The new [m]aster [p]lan shall also meet the new requirement of the Municipal Land Use Law in regards to housing, recycling and the State Development and Redevelopment Plan, as well as provide up-to-date land use information. The new development regulations will provide standards for development so that the character of the [b]orough is not adversely impacted by new development.

LAND USE PLAN ELEMENT

Purpose and Goals

The purpose of the Land Use Plan is to provide a six-year long-range policy guide for development in the Borough of Fieldsboro. The Land Use Plan Element of the master plan creates the cornerstone for supporting the borough's zoning ordinance by setting forth the framework for the borough's development and redevelopment by recommending land use goals and objectives. The Land Use Plan sets forth the following land use goals:

1. Reuse vacant land and abandoned sites.
2. Rehabilitate existing deteriorated developments.
3. Remove, by attrition, nonconforming uses, particularly those in residential neighborhoods.
4. Protect established residential neighborhoods.
5. Enhance and redevelop older residential areas.
6. Create new residential neighborhoods in appropriate locations.
7. Provide buffers between residential and nonresidential uses.
8. Prohibit illegal conversions of residential units which create more units and higher densities.
9. Encourage development that respects existing development intensities, densities and patterns and environmental constraints.
10. Establish provisions for home-based occupations, taking into consideration the character and physical constraints of residential neighborhoods.
11. Encourage the development of a commercial district.
12. Strengthen the borough's economic position by encouraging a diverse mix of housing, commercial and professional uses.
13. Capitalize on the borough's major asset, the Delaware River, by creating a harbor district.
14. Retain existing industrial uses in the borough.
15. Maximize and enhance the utilization of existing

parks and open space.

16. Expand recreation and park facilities, with a focus on creating a riverfront walkway.

17. Protect, preserve and conserve environmentally sensitive areas, particularly the borough's waterfront, wetlands, floodplains, streams, steep sloped areas and forested areas.

18. Protect and preserve the borough's historically significant structures, districts and areas.

Land Use Recommendations

The Proposed Land Use Plan (Map 3) delineates Fieldsboro's land mass into different use categories based upon land use development recommendations contained in this master plan.

Table 6 summarizes the proposed changes in land coverage designated to different use categories in the borough.

Residential

The Land Use Plan recommends maintaining and protecting existing residential neighborhoods throughout Fieldsboro. This Land Use Plan encourages residential development which is compatible in density with the surrounding neighborhood. The Land Use Plan recommends the elimination of nonconforming uses found within residential neighborhoods and the prohibition of any future obtrusive nonconforming uses in residential neighborhoods.

Vacant lots scattered within existing residential blocks are recommended to be used for residential infill development, consistent with permitted zoning uses and densities for specific site locations as portrayed in the Proposed Land Use Map.

The Land Use Plan recognizes that Fieldsboro has developed during two distinct periods in history. Although several early-nineteenth century structures exist in the borough, approximately half of the houses in the borough were built from the mid-nineteenth century to the early twentieth century. Most of the newer dwellings were built from 1940 to 1960, with some dwelling units recently constructed within the past five years.

The areas of the borough that developed during the earlier period have a more compact land use pattern, with residential lots ranging from 3,000-10,000 square feet. Two such areas are situated along Fourth Street and north of Fourth and Delaware Streets. A third area having such similar development is located south of Fourth Street between Rising Sun Road and Washington Street north of Fifth Street.

Table 6 Proposed Land Use, Fieldsboro, 1997-2003

| <u>Land Use Categories</u> | <u>Existing Acreage</u> | <u>Proposed Change (Acres)</u> | <u>Proposed Acreage</u> | <u>% Tot. Prop. Acres</u> |
|----------------------------|-------------------------|--------------------------------|-------------------------|---------------------------|
| Residential | 57.0 | 14.4 | 71.4 | 37.19 |
| Single-Fam. | 45.3 | 14.4 | 59.7 | 31.09 |
| Two-Family | 6.7 | 0.0 | 6.7 | 3.50 |
| Multi-Fam. | 5.0 | 0.0 | 5.0 | 2.60 |
| Mixed Uses | 3.8 | 34.7 | 38.5 | 20.05 |
| Com./Res. | 3.1 | 27.1 | 30.2 | 15.73 |
| Res./Q.P. | 0.7 | -0.7 | 0.0 | 0.00 |
| Marine Com./Residential | 0.0 | 8.3 | 8.3 | 4.32 |
| Industrial | 36.5 | 5.5 | 42.0 | 21.87 |
| Public/Q.P. | 2.8 | 0.0 | 2.8* | * |
| O.S. & Parks | 2.5 | 7.3 | 9.8** | ** |
| Vacant | 49.3 | -49.3 | 0.0 | 0.00 |
| Road & RR ROW | 40.1 | 0.0 | 40.1 | 20.89 |
| Road | 34.0 | 0.0 | 34.0 | 17.71 |
| Railroad | 6.1 | 0.0 | 6.1 | 3.18 |
| Total | 192.0 | | 192.0 | 100.00 |

* No change to the Public/Quasi-Public land coverage is proposed. Since these land coverages are considered part of the proposed residential coverages, the Public and Quasi-Public land coverages are incorporated into the percentage of total proposed acreage for the respective residential land coverages in which they are situated.

** The Open Space and Parks land coverage is proposed to increase by approximately 7.3 acres; however, the lands under consideration as an addition to Open Space and Parks is included as part of the Mixed Use land use category. To that end, Open Space and Parks coverages are incorporated into the percentage of total proposed acreage for the Mixed Use land use category.

The areas that developed from 1940 to 1960 have dwellings situated on larger lots, which exceed 10,000 square feet. These areas are found in the southern and southeastern portions of the borough.

Most of the earlier dwelling units built in the borough are detached single family houses, with some concentrations of duplex dwelling units. The dwelling units built from 1940 to 1960 are detached single family houses. During the past several years, one multifamily townhouse development has been built, of which 20 of the 30 approved units have been completed. Notwithstanding the townhouse development, Fieldsboro is essentially a community of single family dwelling units.

In order to preserve the single family character of Fieldsboro, the Land Use Plan recommends that no additional multifamily developments, including, but not limited to, townhouses, garden apartments and freestanding apartment buildings, be permitted. The Land Use Plan recommends that duplex units be permitted in specifically designated areas as set forth in this plan. The Land Use Plan recommends that infill development in areas designated for residential uses take place in the form of detached single family dwelling units.

The Land Use Plan recommends that the rehabilitation of existing housing stock continue in the borough. The Land Use Plan recommends the borough seek county and state funding sources for the rehabilitation of housing units occupied by low and moderate income households.

The Land Use Plan recognizes that society is constantly changing, and, as a result, the demands placed upon land by society are constantly changing. Of particular concern are changes in the work place and the rise of home-based occupations, which have resulted from industrial restructuring and advancements in communications and electronic technologies. With proper guidance, these changes can strengthen the viability of communities. To that end, the Land Use Plan recommends home-based occupations be permitted as conditional uses in residential districts in Fieldsboro, with the caveat that such occupations are not detrimental to neighborhoods and do not degrade the residential character of such neighborhoods.

With regard to home-based occupations, the Land Use Plan recommends that such uses do not generate excessive amounts of parking which congest and choke residential neighborhoods. Home-based business related vehicles should not exceed the size of a one-ton truck. Home-based occupations should be limited to no more than thirty percent (30%) of the total floor area of a dwelling. Other than the residents of the dwelling, the number of non-resident employees should not exceed one full-time individual or two part-time employees working at staggered hours. Business

related signage should be similar to the type and size of signs permitted in residential zones. Home-based occupations should not generate light, smoke, glare and noise which are obnoxious and become a nuisance to residential neighbors. Business hours and days of operation for home-based occupations should be limited so as to avoid disturbing neighboring residents.

Examples of home-based occupations that should be encouraged to locate in Fieldsboro include, but are not limited to: professional services such as attorneys, accountants, bookkeepers, architects, engineers, surveyors, planners, financial advisors, management consultants, computer programming, data processing and other related professional services; medical services, such as doctors, dentists, physical therapists, psychiatrists, psychologists and other related medical services; and personal services such as barbers, hair dressers, tailors, caterers, photographers and other related personal services. Automobile repair and body shops, welding shops, carpentry and cabinetmaking, electricians, plumbers and other trades should be prohibited in residential districts. Laboratories and such research-related uses, veterinary clinics, kennels, and animal and livestock raising facilities should also be prohibited.

The 1989 master plan set forth the following recommendation:

A residential area which coincides with the historical concentration of housing development and one of the larger vacant parcels. Residential areas will include two (2) planned adult residential parcels, one along the Delaware River and one in the area bisected by Washington Street and Fifth Street. These uses will provide housing for the elderly and are located in areas which will be compatible with existing residential development. (12)

The Land Use Plan finds that the recommendation encouraging planned adult residential development is no longer valid because such development is incompatible with the existing residential land use patterns in the borough. Further, the Land Use Plan recommends amending the borough's zoning ordinance by deleting the RP, Residential Planned zoning district.

The following sections describe the various residential land use categories, discuss changes to and/or departures from existing land use controls currently in effect within the borough, and include general guidelines for residential land use regulation. The Land Use Plan recommends amending the provisions of the R, Residential zoning ordinance and establishing new residential zoning districts and provisions as discussed below.

**R-1, Very Low Density Detached Single Family Residential -
0.20-0.50 Dwelling Units per Acre:**

The R-1 residential land use category is recommended for areas which have significant amounts of environmentally sensitive lands, i.e., freshwater wetlands and steep slopes. This land use category is intended to minimize destruction of and disturbance to the environmentally sensitive lands by encouraging the development of very low density single family residential housing at a rate of 0.20 to 0.50 dwelling units per acre (1 du/5 acres to 1 du/2 acres).

The R-1 residential land use category is recommended for three locations. One location is Lot 1, Block 14 which is situated north of Fourth and Hamilton Streets and south of Second Street. This parcel is vacant and covers 4.8 acres and has wetlands and steep slopes. Currently, this area is split into two zones: MU, Mixed Use (commercial and residential) along Fourth Street; and R, Residential (20,000 square foot lots) in the northern portion. The Land Use Plan recommends changing the zoning designation for this entire area to one that permits detached single family development at a maximum density of 0.50 dwelling units per acre (1 du/2 acres).

The second area recommended for R-1 development is situated south of Fourth Street and northeast of Union Street. This area is identified as Lot 1 in Block 25, which covers 10.4 acres. This parcel, which is vacant, has a significant amount of wetlands and steep slopes. This area is currently zoned LI, Light Industrial. The Land Use Plan recommends this location be rezoned to permit detached single family development at a maximum density of 0.20 dwelling units per acre (1 du/5 acres).

The third area recommended for R-1 development is located south of Fifth Street and Rising Sun Road. The majority of the lots in this area exceed two acres in size. This area has significant amounts of wetlands. Seven of the twelve lots in this area are already developed with single family homes which front along Rising Sun Road. The balance of the lots are vacant and front along Fifth Street, which is a "paper" street or, in other words, an unimproved road. This area is currently zoned LI, Light Industrial. The Land Use Plan recommends this area be rezoned to permit detached single family residential development at a maximum density of 0.50 dwelling units per acre (1 du/2 acres).

**R-2, Low Density Detached Single Family Residential - 2.00
Dwelling Units per Acre:**

The R-2 residential land use category is recommended for areas which have existing residential land use patterns developed at a rate of no more than 2.00 dwelling units per acre. These areas developed primarily from 1940 to 1960, including recent single

family development. The Land Use Plan recommends preserving and enhancing the residential neighborhoods in these areas by maintaining the existing detached single family residential land use patterns.

The R-2 residential land use category is recommended for two areas. One location is situated in the eastern portion of the borough bounded by Washington Street, Shreves Alley, Union Street and the eastern boundary of the municipality. Most of the single family dwellings in this area are situated on lots having 20,000 square feet or more. Currently, this location is zoned LI, Light Industrial south of Sixth Street and along Union Street and SC, Senior Citizen in the remaining portion area. The Land Use Plan recommends rezoning this area to permit detached single family residential development at a maximum density of 2.00 units per acre.

The other location recommended for R-2 development is situated along the southern side of Delaware Street. A detached single family dwelling on 0.46 acres exists at the corner of Delaware and Fourth Streets. The balance of the area recently received approval to develop single family dwellings on 20,000 square foot lots, which are currently under construction. This area is currently zoned MU, Mixed Use. The Land Use Plan recommends rezoning the area to permit detached single family residential development on no less than 20,000-square foot lots.

**R-3, Moderate Density Detached Single Family Residential -
4.00 Dwelling Units per Acre:**

The R-3 residential land use category is recommended for areas which have existing residential land use patterns developed at a rate of no more than 4.00 dwelling units per acre. These areas developed primarily before 1940, with the majority of the houses built from the mid-nineteenth to early twentieth centuries. These areas of the borough were built prior to the advent of the automobile and when society required less living space from dwellings and less usable outdoor space from property parcels. The Land Use Plan recommends preserving and enhancing these older neighborhoods in this portion of the borough by not exceeding a maximum density of 4.00 units per acre.

The R-3 residential land use category is recommended for one location, which consists essentially of neighborhoods bounded by Delaware Street, Front Street, Stewards Lane, Second Street, Hamilton Street, Third Street and a portion of Fourth Street. This area is currently zoned R, Residential which permits single family dwellings be built on lots no less than 20,000 square feet. The Land Use Plan recommends modifying the current zoning to permit detached single family dwellings on lots no less than 10,000 square feet, which is more reflective of existing lot patterns while avoiding overly dense development for this portion of the borough.

Although this area contains some duplex and two-family dwellings, the Land Use Plan recommends that these types of housing be prohibited from expanding further into this area designated R-3, in order to maintain the single family character of the neighborhoods.

In recognition of changes in society's requirements for more living space in dwellings and more usable outdoor space on properties, the Land Use Plan recommends that the current zoning ordinance be examined to determine whether front, side and rear setbacks should be modified to allow for expanding existing single family dwellings, i.e., building additions and enclosing porches, and providing common outdoor structures and amenities, i.e., garages, decks, patios and pools.

**R-4, High Density Detached/Attached Single Family
Residential - 4.00-8.00 Dwelling Units per Acre:**

The R-4 residential land use category is recommended for the only area of the borough which has a concentration of duplex dwelling units located on relatively small lots (2,800-3,000 square feet). This area consists of a mix of single family and duplex units located along the southern side of Rising Sun Road between Fourth and Fifth Streets and the northern side of Rising Sun Road between Shreves Alley and Fifth Street.

The Land Use Plan recommends that the area's current MU, Mixed Use zoning be changed to a zone that permits single family development at a maximum density of 4.00 units per acre and duplex dwellings at a maximum density of 8.00 units per acre.

**R-5, High Density Multi-Family Residential - 7.50 Dwelling
Units per Acre:**

The R-5 residential land use category is recommended for the only area of the borough which has developed as modern townhouses. This area is situated between Delaware, Front and Washington Streets. The townhouse development was approved, by way of a use variance, for 30 dwelling units on four acres. This area is currently zoned SC, Senior Citizen. The Land Use Plan recommends rezoning this area to one that permits townhouse development at a maximum density of 7.5 units per acre, thus, incorporating the use variance decision into the overall plan for the borough.

Mixed Uses

Fieldsboro has the potential to provide various goods and services along its major thoroughfares. The Land Use Plan recommends creating a diverse mix of housing, commercial and professional uses along Lockwood Avenue, the southeastern section of Washington Street and most of Fourth Street. At the present, four commercial establishments with a residential component, which consists of either second-story apartments or a separate dwelling,

exist along Fourth Street, Washington Street and Lockwood Avenue. The majority of the other parcels along the major thoroughfares are single family dwellings, with some two-family dwellings and vacant parcels.

The mixed use districts should provide convenience shopping goods and services required to meet the daily needs of residents and nearby employees working in neighboring communities. New commercial uses should also focus on providing services that will attract new patrons from surrounding communities. Examples of such new commercial uses are restaurants, cafes, boutiques, shops and art studios.

In order to strengthen the viability of the mixed use land use districts, the Land Use Plan recommends providing professional, medical and personal services in the form of freestanding, combination commercial and apartment, and home-based facilities. The Land Use Plan recommends that trades-based uses, i.e., woodworking, carpentry, electrician, plumbing, welding, masonry and other trades, be permitted in only freestanding facilities in the mixed use districts.

The Land Use Plan recommends that the 10,000-square foot minimum area requirement, as set forth in the current zoning, be retained for all freestanding facilities and combination commercial and apartment facilities. Home-based facilities should conform with single family area and density requirements.

The Land Use Plan recommends automobile repair garages, auto-body shops and gasoline filling stations be permitted as conditional uses in the mixed use districts. Specific site area, yard setback, buffering, screening and offstreet parking requirements should be established in order to assure that such conditional uses are compatible with and suitable for the mixed use districts.

Detached single family dwellings should conform to the requirements for the R-2, Low Density Detached Single Family Residential district which recommends development occur on 10,000-square foot lots at a density of 2.00 dwelling units per acre.

Second-story apartments over commercial establishments are to be encouraged; however, such apartments shall conform to local and state building codes and shall have adequate offstreet parking, adequate livable space and a separate entrance to the apartment units. The Land Use Plan recommends that the borough's affordable housing obligation set forth by the Council on Affordable Housing shall be provided in second-story apartments over commercial establishments in only the areas designated as mixed use districts. New freestanding apartment buildings, townhouses, flats or any other form of freestanding multi-family housing are not recommended.

The Land Use Plan recommends that the provisions of the MU, Multi-Use zone be amended to include the changes set forth above.

Harbor District

The Land Use Plan reaffirms the intent of creating a harbor district in the borough. The borough's current zoning ordinance sets forth the following purpose of the Harbor District: "[t]he purpose of the Harbor District is to promote recreational boating facilities and to provide an area for a variety of uses related to pleasure boat and recreational water related activities." The Land Use Plan expands this purpose of the Harbor District to include:

1. Utilizing the borough's riverfront to promote economic growth and development based on recreational boating and water related activities.
2. Expanding the borough's economic base by providing jobs and ratables generated by commercial use of the borough's riverfront.
3. Providing a destination within the borough to attract patrons to the harbor district and other commercial establishments in the borough.
4. Improving and enhancing the environmental and aesthetic qualities of the borough's riverfront.

The Land Use Plan recommends that a marina be permitted within the Harbor District with the following primary uses:

1. Boat slips and docks;
2. Wet and dry storage of boats;
3. Boat repairs;
4. Boat brokerage;
5. Sale of fishing supplies; and
6. Sale of marine supplies.

The Land Use Plan recommends that the following ancillary uses be permitted in a marina:

1. Sale of food and beverages; and
2. Provision of incidental special services and facilities required for and related to boating.

The Land Use Plan recommends that yacht and/or boat clubs,

including related ancillary structures and uses necessary to store, operate and maintain boats, be permitted in the Harbor District. Meeting rooms and offices necessary for conducting club business should be permitted. Eating, banquet and/or bar facilities should be permitted as part of the club.

The Land Use Plan recommends that minimum lot area and bulk zoning requirements be established for marinas and yacht and/or boat clubs.

The Land Use Plan recommends that residential uses be permitted as an overlay zone and that such residential uses comply with R-2, Low Density Detached Single Family Residential district which recommends development occur on 10,000-square foot lots at a density of 2.00 dwelling units per acre.

The Land Use Plan recommends revising the Harbor District zone by deleting the sections of the zoning ordinance that permit the following conditional uses: single family attached and multi-family dwellings as a planned community; and multi-family dwellings as allowed in the Residential Planned Adult (RP) district, but are allowed without restriction as to age of occupants. The Land Use Plan makes this recommendation in order to maintain and preserve the detached single family residential character of the borough.

With regard to the extent of the Harbor District, the Land Use Plan recommends expanding the district along the Delaware River and railroad right-of-way from Washington Street to the northern boundary of the Industrial district, as shown on the Land Use Plan map. A riverfront walkway which provides public access is recommended along the entire stretch of the Harbor District. Public access to this walkway is recommended via Hamilton, Washington and Delaware Streets.

The Land Use Plan recommends that the provisions of the HD, Harbor District zone be amended to include the changes set forth above.

Industrial

The Land Use Plan recommends the area of the borough zoned Industrial be maintained. Notwithstanding this recommendation, the Land Use Plan believes that the current 10,000-square foot minimum lot area requirement for the Industrial district is not reflective of industrial land use development patterns existing in the borough and should be increased accordingly. To that end, the Land Use Plan recommends increasing the minimum lot area requirement for the Industrial district to ten (10) acres. Further, the Land Use Plan recommends establishing minimum buffering and screening requirements for industrial uses adjoining residential districts.

The Land Use Plan recommends that the provisions of the I,

Industrial zoning be amended to include the changes set forth above.

The 1989 master plan set forth the following recommendation regarding light industry:

A light industrial area following the southeastern boundary of the [b]orough. This designation use will provide an area for uses which will help balance the tax base of the community and will be compatible with the permitted uses of the adjacent municipality. Permitted uses in this area [should] produce a minimum of odors, noise and truck traffic.

The Land Use Plan finds that this recommendation is no longer valid because the areas of the community recommended by the 1989 master plan for light industry are areas having significant amounts of environmentally sensitive lands, i.e., wetlands and woodlands. Further, the Land Use Plan recommends that the LI, Light Industrial zoning district be deleted.

Open Space and Parks

The Land Use Plan recommends that the borough preserve more open space and parks. Only one active recreational park, 2.31 acres in area, exists in the community; the Land Use Plan recommends at least doubling the amount of active recreational facilities in the borough. The borough should investigate the possibility of preserving the vacant parcel identified as Block 13, Lot 3.01 for active recreational purposes. This parcel contains 7.35 acres and is mostly open lawn.

As discussed above in the Harbor District land use section, the creation of a riverfront walkway incorporated into a marina is recommended. Regardless of whether a marina is developed, the riverfront walkway should be created.

The Land Use Plan recommends preserving open space along the stream corridor situated in the northern section of the borough. If possible, a nature trail should be provided in this passive recreational open space area.

Roads and Railroad Rights-of-Way

The Land Use Plan recommends no change for road and railroad rights-of-way.

INTERGOVERNMENTAL POLICY STATEMENTS

In this section the master plan sets forth policy statements indicating the relationship of the proposed development of the borough, as developed in the master plan, to:

1. The master plans of contiguous municipalities;
2. The master plan of Burlington County;
3. The State Development and Redevelopment Plan; and
4. The district solid waste management plan.

Contiguous Municipality

Bordentown Township envelopes Fieldsboro to the northeast, east, south and southeast; the Delaware River forms the borough's northwestern boundary and the state boundary between New Jersey and Pennsylvania. The subsection discusses the relationships between Fieldsboro's master plan and the master plan for Bordentown Township.

The Bordentown Township master plan dated July 1990 recommends two types of land uses for the township areas located along the northern and northeastern boundaries of Fieldsboro. Along the Delaware River, limited to the railroad right-of-way, Bordentown designates this area for General Commercial-I (GC-I) land uses, i.e., banks, retail services, office buildings, wholesale distribution and warehousing. Borough lands contiguous to the GC-I designated lands are recommended for Harbor District (HD) commercial uses, which are compatible with GC-I commercial uses.

The second land use type designated by Bordentown along the Fieldsboro's northeastern municipal boundary is Public (P), which reflects the extensive amount of lands owned by the State of New Jersey. This master plan recommends the contiguous lands in Fieldsboro be used as residential uses, R-1, R-2 and R-3, all of which are compatible with the institutional type uses existing in the adjoining area designated for P type land uses in Bordentown.

Bordentown designates the township lands located along the eastern boundary of Fieldsboro for GC-I land uses. The contiguous lands in Fieldsboro are designated as Mixed Uses (MU) and Low Density Residential (R-2). The MU uses include commercial and combined commercial and residential uses which are compatible with GC-I commercial uses. With appropriate buffers in the GC-I land use area, GC-I uses can be made compatible with the R-2 residential uses, which already exist in this area of the borough.

Along the southern boundary of Fieldsboro, Bordentown designates the township lands as Conservation (C), which recognizes

the environmental sensitivity of the area, i.e., flood plains and wooded areas. This master designates adjoining borough lands as Industry (I), MU and R-1. The I-designation for borough lands recognizes the existence of the Stepan chemical plant. The C-designated lands act as a buffer between the chemical plant and any other uses in the township. To that end, the C-designation is supportive of an existing industrial land use in the borough.

The MU designated lands recognize the existing residential and commercial land use pattern which has developed along the southeastern side of Fourth Street. These small-scale land uses are compatible with the C-designation for the lands in the township. The R-1 residential designation was created to recognize the environmental sensitivity of the remaining vacant lands located in the borough. Very low density residential development, which is recommended for this area of the borough, is compatible with the C-designation.

Burlington County Master Plan

Burlington County does not have an adopted master plan. To that end, this subsection cannot discuss the relationship between Fieldsboro's master plan and the county's master plan.

State Development and Redevelopment Plan

The State Development and Redevelopment Plan (SDRP) has developed a resource planning and management structure based on the concepts of center and planning areas.

Centers are 'central places' within Planning Areas where growth should either be attracted or not attracted.... Each Planning Area is a large mass of land with tracts that share certain characteristics [which] suggest that growth must be guided to certain location.... (93)

The SDRP sets forth policy objectives for each planning area, which are "intended to guide municipal and county planning in general and, specifically, to guide the location and size of centers." (101)

Based on the 1992 SDRP, Fieldsboro is located in Planning Area 2 (PA2) Suburban Planning Area. PA2 is described as being "generally located adjacent to the more densely developed Metropolitan Planning Area (PA1), but can be distinguished from it by a lack of high intensity Center and by the availability of vacant developable land." (105) PA2 is served by utilities and infrastructure and are designated for growth.

The following PA2 policy objectives (POs) and respective master plan response statements are provided:

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structures, the percentage of the area of the lot that may be occupied, the size of yards, courts and other open spaces, the density of population and the location and use of buildings, structures and land for trade, industry, residential and other purposes and the height, size and location of these uses within the limits of the borough, these regulations are hereby established and shall hereafter apply.

§ 109-4. Definitions and word usage.

- A. Word usage. For the purposes of this chapter, all words used in the present tense include the future tense. All words in the plural number include the singular number, and all words in the singular number include the plural number, unless the natural construction of the word indicates otherwise. The word "shall" is mandatory and directory. The word "used" includes "designed, intended or arranged to be used."
- B. Certain words and terms in this chapter are to be interpreted as hereinafter defined:

ACCESSORY BUILDING OR STRUCTURE — A subordinate building or structure, the purpose of which is customarily incidental to that of its principal use of building and on the same lot. Where an accessory building is attached to the side, rear or front of a principal building by a wall or roof, such accessory building shall be considered part of the main building for the purpose of determining the required dimensions of yards and setbacks.

ALTERATIONS — As applied to a building or a structure, a structural change or rearrangement in the existing facilities or an enlargement, whether by extension of a side or by increasing in height or by moves from one location or position to another.

AUCTION MARKET — Premises on which are held, at periodic times, auction sales of merchandise or any other personal property.

AUTOMOBILE WRECKING — See definition of "junkyard."

BUILDING — Any structure having a roof supported by columns, piers or walls, including tents, lunch wagons, trailers, dining cars, and camp cars, and any unroofed platform, terrace or porch having a vertical face higher than three feet above the level of the ground from which the height of the structure is measured.

BUILDING AREA — The aggregate of the areas of all enclosed and roofed spaces of the principal building and all accessory buildings. Such areas shall be computed by using outside building dimensions measured on a horizontal plane at ground level.

BUILDING HEIGHT — The vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof, to the deckline of a mansard roof and to the average height between the plate and ridge of a gable, hip or gambrel roof.

BUILDING LINE — A line formed by the intersection of a horizontal plane at average grade level and a vertical plane that coincides with the exterior surface of the building or any side. In the case of a cantilevered section of a building, the vertical plane will coincide with the most projected surface.

BUILDING PERMIT — A permit which is required before any building may be legally constructed, expanded, altered, removed, demolished or changed from one use to another which requires greater strength.

BUILDING, PRINCIPAL — A structure constructed for and in which is conducted the main or principal use of the lot on which said structure is situated.

BUFFER STRIP — A continuous strip of trees and/or shrubs not less than six feet in height planted so as to restrict a clear view beyond said strip.

CELLAR and/or BASEMENT — Any floor, any portion of which is more than 24 inches below the adjacent grade level.

CERTIFICATE OF OCCUPANCY — A certificate issued by the Zoning Officer upon completion of construction or alterations. Said certificate shall be required in all cases except where prior inspection has been made by the Federal Housing Administration or the Veteran's Administration. Said certificate shall acknowledge compliance with all the requirements of this chapter, such adjustments thereto granted by the Board of Adjustment and/or all other applicable requirements for occupancy.

CHURCH — A building or group of buildings, including customary accessory buildings designed or intended for public worship. For the purpose of this chapter, the word "church" shall include chapels, congregations, cathedrals, temples and similar designations as well as parish houses, convents and similar places of residences for members of the clergy and religious orders.

CLUSTER DWELLING — One of a series of detached one-family dwelling units in which all plotted lots may be reduced in size and lot width and which may be grouped or clustered together in a compact service area, separated by open space areas which may be dedicated to the borough for public use or held for private recreation purposes.

CURB LEVEL — The officially established grade of the curb in front of the midpoint of the lot.

DWELLING UNIT — One or more rooms providing living facilities for one family, including sanitary equipment and provisions for the same.

DWELLING, SINGLE-FAMILY — A detached building and dwelling unit designed for or occupied exclusively by one or more persons who may be related by blood, marriage or adoption by law living as a single, nonprofit housekeeping unit.

FAMILY — One or more persons, related by blood, marriage or adoption by law, occupying a dwelling unit and living as a single, nonprofit housekeeping unit.

FENCE — Any wall, barrier, fence or structure, not including freestanding plants, trees or buildings, which encloses any part of a lot or which divides or separates any lot or part thereof from any part of such lot or from any adjacent private or public property, except ornamental corner fences or not more than two sides, no one side of which is longer than 10 feet or higher than three feet.

FIRST FLOOR — Any floor, any portion of which is 24 inches or less below the adjacent grade level.

FRONTAGE, REVERSE — The rear or reverse portion of a lot abutting a major street or parkway.

GARAGE, PRIVATE — Any attached or unattached building used as an accessory to the main building which provides for the storage of motor vehicles.

GROSS HABITABLE FLOOR AREA — The sum of the gross horizontal areas of the floor or floors of a building which are enclosed and usable for human occupancy, not to include garages or accessory building space. Said areas shall be measured between the inside face of the exterior walls or from the center line of walls separating two dwelling units and shall be above the grade level of the adjoining ground on at least two sides.

GROSS LAND AREA — The total land area of a tract, exclusive of area which is required to be dedicated for the purpose of widening the right-of-way of existing adjacent public streets.

HOME OCCUPATION — Any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is secondary to the use of the dwelling for dwelling purposes and which does not change the character of the structure or in any way create an external nuisance from traffic, parking, sound or odor.

HOME PROFESSIONAL USES — A professional person practicing his profession at home.

JUNKYARD — Any area and/or structure used or intended to be used for the conducting and operating of the business of selling, buying, storing or trading in used or discarded metal, glass, paper, cordage or any used or disabled fixtures, vehicles or equipment of any kind.

LOT — A parcel or area of land, the dimensions and extent of which are determined by the latest official records or by the latest approved map of a subdivision of which the parcel is a part.

LOT AREA — An area of land which is determined by the limits of the lot lines bounding that area and expressed in terms of square feet or acres. Any portion of a lot included in a street right-of-way shall not be included in calculating lot area.

LOT, CORNER — A parcel of land at the junction of and fronting on two or more intersecting streets.

LOT COVERAGE — That percentage of the lot area which may be devoted to building area.

LOT DEPTH — The mean horizontal distance between the front and rear lot lines measured in the general direction of its side lot lines.

LOT FRONTAGE — That boundary of a lot which is along an existing, platted or dedicated street. In the case of corner lots, the smaller of the two street lot lines shall be considered as the frontage.

LOT WIDTH — The horizontal distance between the side lot lines measured at right angles to the depth and at a point coincidental with the building line.

MANUFACTURING — The treatment or processing of raw products and the production of articles or finished products from raw or prepared materials by giving them new forms or qualities.

MARINA — A place for docking or wet storage of pleasure boats or providing services to pleasure boats and the occupants thereof, including the provision of safe and convenient dock space, storage of boats in the water, boat repairs, boat brokerage, the provision of food, beverages and entertainment, sale of fishing supplies, sale of marine supplies, and other incidental special services and facilities required for and related to boating. [Added 8-12-1991 by Ord. No. 1991-4]

MOTOR VEHICLE SERVICE AND GASOLINE STATION — A public facility operated for the purpose of making profit and the principal purpose of which is the supplying of gasoline, oil or other fuel for the propulsion of automobiles or other vehicles and which, in addition, may be used for the equipping, adjusting, greasing, washing, polishing or other cleaning and servicing of automobiles or other motor vehicles and the performance of limited repair work thereon, which shall be done indoors.

NET LAND AREA — The gross land area of a tract, exclusive of land in floodplain, swamp areas or land of greater than a 15% slope.

NONCONFORMING BUILDING — A building which, in its design or location upon a lot, does not conform to the regulations of this chapter for the zone in which it is located.

NONCONFORMING LOT — A lot of record existing at the date of the passage of any zoning ordinance which does not have the minimum width or contain the minimum area prescribed by such ordinance for the zone in which it is located.

NONCONFORMING USE — Use of a building or of land that does not conform to the regulations of the zone in which it is located.

OCCUPANCY — The specific purpose for which land or a building is used, designed or maintained.

OPEN SPACE — An unoccupied space open to the sky on the same lot with a principal and/or accessory building.

PARKING SPACE — An off-street space available for the parking of a motor vehicle and which in this chapter is held to be an area 10 feet wide and 20 feet long, exclusive of passageways and driveways appurtenant thereto and giving access thereto.

PLANNING BOARD — The Planning Board of the Borough of Fieldsboro.

PORTABLE POOL — Any above-surface-type pool of more than one-hundred-cubic-foot capacity, not stationary or fixed and capable of being removed for storage.

PRIVATE SWIMMING POOL — Any stationary pool of water, at or below grade, associated with a residential dwelling unit or units as an accessory use and located on an individual residential lot, having a water depth in excess of 18 inches and an area greater than 120 square feet, designed, used and maintained for swimming purposes by an individual for use by his household and guests without fees and located on property owned, leased or otherwise used and maintained by the owner of said swimming pool. It shall further mean and include fill-and-draw, flow-through and recirculation pools which

are artificially constructed to provide recreational facilities for swimming, bathing or wading and all buildings, equipment and appurtenances thereto. It shall not include natural outdoor ponds, rivers or lakes nor baths used for cleansing of the body or practice of the healing arts.

RESIDENTIAL DENSITY, GROSS — The total number of dwelling units which may be or are developed on an area of land before requirements for public access and required open space are provided.

RESTAURANT — Any establishment, however designated, at which food is prepared and sold on the premises, but normally to patrons seated within an enclosed building. However, a snack bar at a public or a community playground, playfield, park or swimming pool operated solely by the agency or group operating the recreational facilities and for the convenience of patrons of the facility shall not be deemed to be a restaurant.

RESTAURANT, DRIVE-IN — An establishment where patrons are served food, soft drinks, ice cream and similar confections for principal consumption outside the confines of the principal building or in automobiles parked upon the premises, regardless of whether or not, in addition thereto, seats or other accommodations are provided for the patrons.

SITE PLAN — A plan of a lot or subdivision or other parcels of land on which is shown topography, location of all buildings, structures, roads, rights-of-way, boundaries, all essential dimensions and bearings and any other information deemed necessary by the Planning Board in unusual or special cases.

STORY — That portion of a building included between the surface of any floor and the surface of the next floor above it, or, if there be no floor above it, then, the space between any floor and the ceiling next above it.

STORY, HALF — That portion of a building under a gable, hip or gambrel roof, the wall plates of which are at least two feet above the floor of such half story. A cellar shall, also, be included as a half story.

STREET — A public thoroughfare, which has been dedicated or deeded to the public for public use, which has been improved in accordance with municipal standards.

STREET LINE — That line determining the limit of the highway rights of the public, either existing or contemplated.

STRUCTURE — A combination of materials to form a construction that is stable, and includes, among other things, platforms, radio towers, sheds, storage bins, fences and display signs.

SUBDIVISION, MAJOR AND MINOR — As defined in New Jersey statutes and as set forth in Chapter 91, Subdivisions and Site Plans.

SWIMMING CLUB, PRIVATE — A privately owned swimming pool open to the general public on an admission or membership basis having appropriate dressing room facilities, recreation facilities and off-street parking areas.

SWIMMING POOL, PUBLIC — A pool open to the general public and having appropriate dressing room facilities, recreational facilities and off-street parking areas.

TRAILER COACH — A vehicle used or so constructed as to permit its being used as a licensed conveyance upon the public streets or highways and constructed in such a manner as will permit its occupancy as a place of day-to-day habitation for one or more persons. This term shall also include automobile trailers, mobile homes, house trailers, trailer coaches and travel trailers.¹

TRAILER COURT — Land and premises upon which two or more trailer coaches occupied for dwelling or sleeping purposes are located. This term shall include trailer coach parks and courts.

WADING POOL — Any artificially constructed pool intended for use by children not designed or used for swimming with a minimum area of 120 square feet and a maximum water depth of 18 inches.

YARD, FRONT — Any open space unoccupied by structures or buildings on the same lot with the principal building, extending the full width of the lot and situated between the front lot line and the front line of the building projected to the side lot lines of that lot. Setback lines shall be synonymous with the rear limits of the required front yard area.

YARD, REAR — A yard extending across the full width of the lot and lying between the rear line of the lot and the nearest line of any building or part thereof on the same lot. The depth of a rear yard shall be measured at right angles to the rear line of the lot or, if the lot is not rectangular, then, in the general direction of its side building lines. In the case of reverse frontage lots, the buffer easement shall not be considered to be part of the rear yard. On corner lots, the rear yard shall not include any areas beyond the side wall, as extended, of the house nearest to the public street.

YARD, SIDE — An open space unoccupied by structures or buildings between the side line of the lot and the nearest line to the building and extending from the front yard to the rear yard or, in the absence of either side yards, to the street or rear lot lines as the case may be. The width of a side yard shall be measured at right angles to the side line of the lot.

ZONING BOARD — The officially established Zoning Board of Adjustment of the Borough of Fieldsboro.

ZONING OFFICER — The officially established Zoning Officer of the Borough of Fieldsboro.

ZONING PERMIT — A permit stating that the purpose for which a building or land is to be used is in conformity with the uses permitted and all other requirements under this chapter for the zone in which it is located or is to be located.

§ 109-5. Compliance required; greater restrictions; Zoning Map.

- A. Except as hereinafter provided, no building or premises shall be used and no building shall be erected or altered except in conformity with the regulations herein prescribed for the zone in which such building or premises is located.

¹ Editor's Note: See also Ch. 96, Trailers and Camp Cars.

- B. Provisions of existing ordinances. Any restrictions or requirements with respect to buildings or land or both which appear in any other ordinances of the Borough of Fieldsboro or are established by law and which are greater than those set forth herein shall take precedence over those herein, otherwise, provisions of this chapter shall apply.
- C. Zoning Map. The boundaries of all zone districts shall be shown on a map attached to and made a part of this chapter and known as the "Revised Zoning Map of the Borough of Fieldsboro." Said map and all notations and references thereon are hereby incorporated into this and declared to be a part of this chapter. (See map at end of this chapter).

§ 109-6. Districts established. [Amended 7-9-1987 by Ord. No. 1987-9; 8-12-1991 by Ord. No. 1991-4; 9-14-1998 by Ord. No. 1998-7; 12-14-1998 by Ord. No. 1998-10]

- A. For the purposes of this chapter, no land shall be used and no structure shall be erected or used within the Borough of Fieldsboro, unless it conforms to the requirements hereinafter set forth in the following districts or zones, and their regulations:

| | |
|-----|--|
| R | Residential Districts: |
| R-1 | Very-Low-Density Detached Single-Family Residential |
| R-2 | Low-Density Detached Single-Family Residential |
| R-3 | Moderate-Density Detached Single-Family Residential |
| R-4 | High-Density Detached/Attached Single-Family Residential |
| R-5 | High-Density Multifamily Residential |
| HD | Harbor District |
| I | Industrial District |
| MU | Mixed Use District |

- B. The districts or zones are bounded and defined as shown on the map entitled "Proposed Land Use Plan, Borough of Fieldsboro, Burlington County, New Jersey," the map prepared by the Office of Land Use Planning, Burlington County Government, dated April 1997.²

§ 109-7. Residential zones. [Amended 5-14-1987 by Ord. No. 1987-5; 8-12-1991 by Ord. No. 1991-4; 9-14-1998 by Ord. No. 1998-7; 12-14-1998 by Ord. No. 1998-10]

The residential districts of the Borough of Fieldsboro are separated into five zones, as defined in § 109-6 of the Code. These zones are further qualified in the subsequent subsections.

- A. R-1 Very-Low-Density Detached Single-Family Residential District. The purpose of this zone is intended to minimize destruction of and disturbance to environmentally sensitive lands by encouraging the development of very-low-density single-family residential housing at a rate of 0.20 to 0.50 dwelling units per acre. The zone has been implemented in

² Editor's Note: The map is on file in the office of the Borough Clerk.

three locations within the borough, each location the subject of a defined density. The first area has been identified as Lot 1, Block 14; the R-1 zoning designation in this area permits a maximum density of 0.50 dwelling units (du) per acre (one du/two acres). The second area is identified as Lot 1, Block 25; the R-1 zoning designation in this area permits a maximum density of 0.20 dwelling units per acre (one du/five acres). The third area is identified as all lots within Block 34; the R-1 zoning designation of this area permits a maximum density of 0.50 dwelling units per acre (one du/two acres).

(1) Permitted uses.

- (a) Single-family dwellings.
- (b) Municipal buildings, playground or park, school or church.

(2) Permitted accessory buildings.

- (a) An accessory to single-family dwellings, including a private garage, noncommercial workshop and other accessory buildings consistent with the residential use.

(3) Uses permitted with a conditional use permit.

- (a) An office of a professional person residing on the premises, provided that there is no display of advertising other than a professional name sign.

(4) Height, area and building requirements. The area, yard and building requirements established by this chapter are included in the Schedule of Area, Yard and Building Requirements, hereinafter referred to as the "schedule," which is attached to and made part of this chapter.³ The regulations included in the schedule are established as minimum regulations of this chapter. Municipal facilities deemed necessary and appropriate by the governing body are exempted from such requirements.

B. R-2 Low-Density Detached Single-Family Residential District. The purpose of this zone is to preserve and enhance the existing residential neighborhood land use patterns in these designated areas by maintaining the existing detached single-family residential land use patterns at a maximum density of 2.00 units per acre.

(1) Permitted uses.

- (a) Single-family dwellings.
- (b) Municipal buildings, playground or park, school or church.

(2) Permitted accessory buildings.

- (a) An accessory to single-family dwellings, including a private garage, noncommercial workshop and other accessory buildings consistent with the residential use.

(3) Uses permitted with a conditional use permit.

³ Editor's Note: The Schedule of Area, Yard and Building Requirements is included at the end of this chapter.

- (a) An office of a professional person residing on the premises, provided that there is no display of advertising other than a professional name sign.
 - (4) Height, area and building requirements. The area, yard and building requirements established by this chapter are included in the Schedule of Area, Yard and Building Requirements, hereinafter referred to as the "schedule," which is attached to and made part of this chapter.⁴ The regulations included in the schedule are established as minimum regulations of this chapter. Municipal facilities deemed necessary and appropriate by the governing body are exempted from such requirements.
- C. R-3 Moderate-Density Detached Single-Family Residential District. The purpose of this land use category is to preserve and enhance the present residential land use patterns of less living space and less usable yard area, established in this older location in the borough. The maximum lot density of four dwelling units per acre has been established for this zone.
 - (1) Permitted uses.
 - (a) Single-family dwellings.
 - (b) Municipal buildings, playground or park, school or church.
 - (2) Permitted accessory buildings.
 - (a) An accessory to single-family dwellings, including a private garage, noncommercial workshop and other accessory buildings consistent with the residential use.
 - (3) Uses permitted with a conditional use permit.
 - (a) Expansion of existing duplex and two-family residential dwellings.
 - (4) Height, area and building requirements. The area, yard and building requirements established by this chapter are included in the Schedule of Area, Yard and Building Requirements, hereinafter referred to as the "schedule," which is attached to and made part of this chapter.⁵ The regulations included in the schedule are established as minimum regulations of this chapter. Municipal facilities deemed necessary and appropriate by the governing body are exempted from such requirements.
- D. R-4 High-Density Detached/Attached Single-Family Residential District. The purpose of this land use category is for the concentration of a mix of single-family and duplex dwelling units on relatively small lots, the maximum development density being established at 4.00 units per acre for single family detached residential homes, and 8.00 units per acre for duplex residential dwellings.
 - (1) Permitted uses.
 - (a) Single-family dwellings.
 - (b) Multifamily (duplex) attached residential dwellings.

⁴ Editor's Note: The Schedule of Area, Yard and Building Requirements is included at the end of this chapter.

⁵ Editor's Note: the Schedule of Area, Yard and Building Requirements is included at the end of this chapter.

- (c) Municipal buildings, playground or park, school or church.
 - (2) Permitted accessory buildings.
 - (a) An accessory to single-family dwellings, including a private garage, noncommercial workshop and other accessory buildings consistent with the residential use.
 - (3) Uses permitted with a conditional use permit.
 - (a) An office of a professional person residing on the premises, provided that there is no display of advertising other than a professional name sign.
 - (4) Height, area and building requirements. The area, yard and building requirements established by this chapter are included in the Schedule of Area, Yard and Building Requirements, hereinafter referred to as the "schedule", which is attached to and made part of this chapter.⁶ The regulations included in the schedule are established as minimum regulations of this chapter. Municipal facilities deemed necessary and appropriate by the governing body are exempted from such requirements.
- E. R-5 High-Density Multifamily Residential District. The purpose of this zone is to permit high-density residential development in the form of multifamily apartments and townhouses, the maximum density permitted being 7.50 dwelling units per acre.
- (1) Permitted uses.
 - (a) Multifamily garden apartments.
 - (b) Multifamily townhouses.
 - (c) Any development incorporating both garden apartments and townhouses must allow that not more than 65% of all dwelling units are either apartment or townhouse complex.
 - (2) Permitted accessory uses.
 - (a) Off-street parking, including private garages.
 - (b) Signs, as approved by the Borough Engineer.
 - (c) One office, to be located within an apartment, to provide facilities for management of an apartment or townhouse complex.
 - (3) Uses permitted with a conditional use permit.
 - (a) Public utility installations.
 - (b) Churches and other places of worship, Sunday school buildings, rectories and parish houses.
 - (4) Height, area and building requirements. The area, yard and building requirements established by this chapter are included in the Schedule of Area, Yard and Building Requirements, hereinafter referred to as the "schedule", which is attached to and made

⁶ Editor's Note: the Schedule of Area, Yard and Building Requirements is included at the end of this chapter.

part of this chapter.⁷ The regulations included in the schedule are established as minimum regulations of this chapter. Municipal facilities deemed necessary and appropriate by the governing body are exempted from such requirements.

§ 109-8. (Reserved)⁸

§ 109-9. Mixed Use Zone. [Added 8-12-1991 by Ord. No. 1991-4;⁹ amended 9-14-1998 by Ord. No. 1998-7; 12-14-1998 by Ord. No. 1998-10]

- A. The purpose of the Mixed Use Zone is to create a diverse mix of housing, commercial, and professional uses providing convenience shopping, goods and services required to meet the daily needs of the residents and nearby employees working in neighboring communities. New commercial uses shall focus on providing services that will attract new patrons from surrounding communities.
- B. Permitted uses.
 - (1) Restaurants.
 - (2) Cafes.
 - (3) Boutiques.
 - (4) Shops.
 - (5) Art studios.
 - (6) Professional, medical and personal services, provided that the structure is a freestanding combination of commercial and apartment use, and provided further that apartments conform to local and state Building Codes, have adequate off-street parking, adequate living space and a separate entrance to the apartments.
 - (7) Home-based facilities, provided that they conform to the single-family area and density requirements of the zone.
 - (8) Low-density detached single-family residential dwellings.
 - (9) Trade-based uses (i.e. woodworking, carpentry, electrician, plumbing, welding, masonry, and other trades), provided they are located in freestanding facilities.
- C. Permitted accessory uses.
 - (1) Off-street parking, including private garages.
 - (2) Signs, as approved by the Borough Engineer.

⁷ Editor's Note: the Schedule of Area, Yard and Building Requirements is included at the end of this chapter.

⁸ Editor's Note: Former § 109-8, Commercial Zone, as amended 7-9-1987 by Ord. No. 1987-9 and 8-12-1991 by Ord. No. 1991-4, was repealed 9-14-1998 by Ord. No. 1998-7. The section was reserved pursuant to Ord. No. 1998-10, adopted 12-14-1998.

⁹ Editor's Note: This ordinance also renumbered former § 109-9, Industrial Zone, as § 109-12.

- D. Uses permitted with a conditional use permit.
- (1) Automobile repair garages, autobody shops and gasoline filling stations, provided that the use is compatible with and suitable to the mixed use district.
- E. Height, area and building requirements. The area, yard and building requirements established by this chapter are included in the Schedule of Area, Yard and Building Requirements, hereinafter referred to as the "schedule," which is attached to and made part of this chapter.¹⁰ The regulations included in the schedule are established as minimum regulations of this chapter. Municipal facilities deemed necessary and appropriate by the governing body are exempted from such requirements.

§ 109-10. Harbor District. [Added 3-1-1982 by Ord. No. 1982-2; amended 8-12-1991 by Ord. No. 1991-4;¹¹ 9-14-1998 by Ord. No. 1998-7; 12-14-1998 by Ord. No. 1998-10]

- A. The purpose of the Harbor District is to promote recreational boating facilities and to provide an area for a variety of uses related to pleasure boat and recreational water related activities. It shall be the burden of all applicants before the Land Use Board to demonstrate that the use proposed is compatible with the intended purpose of this zone and is related either directly or indirectly to boating or water-related recreational uses. In addition, the purpose of the Harbor District is envisioned to include:
- (1) Utilizing the borough's riverfront to promote economic growth and development based on recreational boating and water-related activities.
 - (2) Expanding the borough's economic base by providing jobs, and ratables generated by commercial use of the borough's riverfront.
 - (3) Providing a destination within the borough to attract patrons to the Harbor District and other commercial establishments in the borough.
 - (4) Improving and enhancing the environmental and aesthetic qualities of the borough's riverfront.
- B. Permitted uses.
- (1) Low-density detached single-family residential dwellings.
 - (2) Marinas, with the following primary uses:
 - (a) Boat slips and docks;
 - (b) Wet and dry storage of boats;
 - (c) Boat repairs;
 - (d) Boat brokerage;
 - (e) Sale of fishing supplies; and

¹⁰ Editor's Note: the Schedule of Area, Yard and Building Requirements is included at the end of this chapter.

¹¹ Editor's Note: This ordinance also repealed former § 109-10, Recreational Zone.

- (f) Sale of marine supplies.
 - (3) Government and public buildings and services necessary to the health, safety, convenience and general welfare of the residents.
- C. Permitted ancillary structures and uses.
 - (1) Sale of food and beverages; and
 - (2) Provision of incidental special services and facilities required for and related to boating.
- D. Permitted accessory uses.
 - (1) Off-street parking, including private garages.
 - (2) Signs, as approved by the Borough Engineer.
- E. Uses permitted with a conditional use permit.
 - (1) Single-family attached and multifamily dwellings as a planned community, without restriction as to age of occupants.
- F. Height, area and building requirements. The area, yard and building requirements established by this chapter are included in the Schedule of Area, Yard and Building Requirements, hereinafter referred to as the "schedule", which is attached to and made part of this chapter.¹² The regulations included in the schedule are established as minimum regulations of this chapter. Municipal facilities deemed necessary and appropriate by the governing body are exempted from such requirements.

§ 109-11. (Reserved)¹³

¹² Editor's Note: the Schedule of Area, Yard and Building Requirements is included at the end of this chapter.

¹³ Editor's Note: Former § 109-11, Light Industrial Zone, as added 8-12-1991 by Ord. No. 1991-4, was repealed 12-14-1998 by Ord. No. 1998-10.

§ 109-12. Industrial Zone. [Amended 8-12-1991 by Ord. No. 1991-4¹⁴]

- A. In the Industrial Zone, no building or premises shall be used and no building shall be constructed which is arranged or designed to be used except for one or more of the following purposes:
- (1) Any use permitted in a Multi-Use or Light Industrial Zone.
 - (2) Manufacturing, including the processing, storage and serving of materials, objects and goods except as specifically prohibited hereinafter.
 - (3) Uses specifically prohibited in the Industrial Zone are junkyards, refuse and garbage dumps, automobile graveyards or areas devoted to the disassembly of automobiles, any use which is hazardous and may be detrimental to the neighborhood so that it defeats the purpose of this chapter through the emission of odor, gas, smoke, dust or noise.
- B. Height, area and building requirements. The area, yard and building requirements established by this chapter are included in the Schedule of Area, Yard and Building Requirements, hereinafter referred to as the "schedule", which is attached to and made part of this chapter.¹⁵ The regulations included in the schedule are established as minimum regulations of this chapter. [Amended 12-14-1998 by Ord. No. 1998-10]
- C. Buffering and screening requirements. A planted buffer of not less than 50 feet in width containing visual and aural screen consisting of berms, landscape plantings of shrubs and trees, and/or fencing, in the determination of the Board, exercising its sound discretion, shall be provided for all industrial uses abutting residential districts. [Added 12-14-1998 by Ord. No. 1998-10]

§ 109-13. Provisions applying to all zones.

- A. Double application of open space. No open space considered necessary under this chapter with relation to an existing structure or to a structure for which a building permit has already been issued shall be applied to meet the open space requirements of another structure.
- B. Nonconforming buildings and uses. A nonconforming structure or a nonconforming use of a structure or lot or lots, existing at the time of the passage of this chapter or any addition, shall be made thereto that shall increase the cubicle contents of such structures by more than 25% or increase the land area to such use by more than 25%.
- C. Reversion from nonconforming uses. Whenever a nonconforming use is discontinued for a period of one year, such use shall not be resumed, and further use of the structure or premises, or both, from which the nonconforming use has been discontinued, shall be in accordance with the provisions of this chapter relating to the zone in which the structure or premises is located. Where a structure or premises is destroyed or made useless by fire,

¹⁴ Editor's Note: This ordinance also provided for the renumbering of former §§ 109-11 through 109-15 to become §§ 109-13 through 109-17.

¹⁵ Editor's Note: the Schedule of Area, Yard and Building Requirements is included at the end of this chapter.

explosion, act of God or of a public enemy, it may be restored to approximately the condition existing immediately prior thereto, provided that such restoration has begun within a period of one year and then carried on to completion without undue interruption.

- D. Vehicular entrances. No vehicular entrances to a public garage or to an automobile or tractor repair shop or to a private garage accommodating more than six cars or to a gasoline filling station shall be located on the same side of the same street within 100 feet from any church, school, library, theater or other public gathering place or of a firehouse, hospital, sanatorium or other public or private institution or a playground or park, except when a street lies between such vehicular entrance and such public place or semipublic place. No such vehicular entrance shall be less than 15 feet from any street corner.
- E. Obstruction of view on corner lots. On any corner lot, no wall or fence and no hedge, tree, shrub or other growth shall be maintained which may cause danger to traffic on any street by obstructing the view.
- F. Height limit. Except as otherwise provided in this chapter, no structure or natural growth shall be erected, altered or allowed to grow or be maintained in the height-limiting zones hereinafter described to a height in excess of the height specified therefor or established for such zones. For the purposes of this regulation, the following height limits are established for all zones: 100 feet maximum permissible height. Should higher structures be proposed, the application must be made to the Zoning Board of Adjustment for a variance herefrom.
- G. All applicants for development within the borough shall provide in their development plans for adequate recycling facilities consistent with the Master Plan and the district recycling plan adopted pursuant to N.J.S.A. 13:1E-99.13. [Added 6-30-1994 by Ord. No. 1994-6]

§ 109-14. Administration of provisions; plot plans.

- A. Administration. The duty of administering and enforcing the provisions of this chapter is hereby conferred upon a Zoning Officer, who shall have such powers as are conferred upon him by this chapter and as reasonably may be implied. He shall be appointed by the Borough Council and shall receive such compensation as the Borough Council shall determine.
- B. Plot plans. All applications for building permits shall be accompanied by a true and accurate plot plan in duplicate, drawn to scale, showing the location and size of each building to be erected upon each lot, the actual dimensions of each lot to be built upon and such other information as may be necessary to enable the Zoning Officer to determine whether the proposed structure and use of land will conform to the provisions of this chapter. A record of such applications and plot plans shall be kept in the office of the Zoning Officer.

§ 109-15. Zoning permits.

Before constructing any building or altering the exterior of any building or part thereof or before changing the use of any building or land from one classification to another as defined in this chapter, the owner thereof or his agent shall obtain a permit from the Building Inspector,

stating that the proposed construction or use is in accordance with the terms of this chapter. The application shall contain a statement of the intended use of the buildings, structure and/or premises and shall be accompanied by an outline or other suitable drawing to show its exact location with respect to property lines and to street and road lines. If the curblineline is not satisfactorily established for the purpose of the permit, the Building Inspector shall require the applicant to produce satisfactory evidence that the curblineline has been accurately located and staked on the ground. The Building Inspector shall keep a permanent file of all building and use permits, in which he shall also place all plans, drawings, outlines, statements, correspondence and other matter related thereto, which shall be available to the Borough Council at all times and which, upon the termination of his office, he shall deliver to his successor or other representative of the borough as the Borough Council may direct. The permit herein required shall be combined with the permit required under this chapter requiring building permits.

§ 109-16. Certificates of occupancy.

It shall be unlawful to use or permit the use of any building, structure or premises or part thereof, hereinafter created, erected, converted or changed in its use or structure, until a certificate of occupancy shall have been obtained from the Building Inspector, except that no farm building located more than 150 feet from the street or public road shall be subject to this section. Such certificate shall state that such building, structure or premises or part thereof conforms with the provisions of this chapter or a determination of the Board of Adjustment.

§ 109-17. Violations and penalties; enforcement.

- A. This chapter shall be enforced by the Building Inspector, Borough Engineer, or Zoning Officer, who are hereby empowered to cause any building, structure or premises to be examined as to its conformity with the provisions of this chapter or with a determination of the Board of Adjustment and to order, in writing, the remedying of any condition found to be in violation thereof. [Amended 12-14-1998 by Ord. No. 1998-10]
- B. The agent, architect, builder, contractor or any other person, partnership or corporation who commits, takes part in or assists in any violation of this chapter or who maintains any building, structure or premises in which any violation of this chapter shall exist shall for each violation and for each day such violation continues be subject to a fine not exceeding \$500 or imprisonment in the county jail for a period not exceeding 90 days, or both. [Amended 1-7-1985 by Ord. No. 1984-8]

SCHEME A
Schedule of Area, Yard and Building Requirements
Barclough of Fieldstone, Burlington County, New Jersey
(Chapter 100 Zoning, § 100-7)

| Zoning District | Maximum Gross Density Per Sublot (dwelling units and SFRs) | Maximum Lot Dimensions | | | | Minimum Setbacks | | | | Maximum Lot Coverage | | | | Maximum Building Footprint (sq. ft.) | | Maximum Gross Lot Area (sq. ft.) | Maximum Gross Lot Area (Acres) |
|--|--|------------------------|-------------|--------------|----------------|------------------|-------------|--------------|----------------|----------------------|-------------|--------------|----------------|--------------------------------------|-------------|----------------------------------|--------------------------------|
| | | Front (feet) | Side (feet) | Depth (feet) | Area (sq. ft.) | Front (feet) | Side (feet) | Depth (feet) | Area (sq. ft.) | Front (feet) | Side (feet) | Depth (feet) | Area (sq. ft.) | Front (feet) | Side (feet) | | |
| R Residential | | | | | | | | | | | | | | | | | |
| R1 Very Low-Density Single Family Detached (Max 1) | 0.5 | 20,000 | 200 | 100 | 100 | 50 | 50 | 100 | 50 | 20 | 20 | 50 | 20 | 20 | 1,000 | 2,000 | 2,000 |
| R2 Single-Family Attached | 0.5 | 60,000 | 100 | 200 | 200 | 50 | 50 | 100 | 50 | 20 | 20 | 50 | 20 | 20 | 1,000 | 2,000 | 2,000 |
| R3 Low-Density Single Family | 1.0 | 40,000 | 80 | 150 | 100 | 25 | 25 | 15 | 8 | 8 | 20 | 10 | 50 | 40 | 1,200 | 2,500 | 2,500 |
| R4 Single-Family Attached Detached | 1.0 | 80,000 | 50 | 120 | 120 | 20 | 20 | 120 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R5 Detached Single-Family | 1.0 | 10,000 | 80 | 100 | 100 | 20 | 20 | 100 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R6 Detached Single-Family | 1.0 | 5,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R7 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R8 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R9 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R10 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R11 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R12 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R13 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R14 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R15 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R16 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R17 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R18 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R19 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R20 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R21 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R22 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R23 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R24 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R25 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R26 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R27 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R28 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R29 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R30 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R31 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R32 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R33 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R34 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R35 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R36 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R37 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R38 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R39 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R40 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R41 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R42 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R43 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R44 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R45 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R46 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R47 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R48 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R49 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R50 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R51 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R52 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R53 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R54 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R55 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R56 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R57 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R58 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R59 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R60 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R61 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R62 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R63 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R64 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R65 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R66 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R67 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R68 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R69 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R70 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R71 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R72 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R73 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R74 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R75 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R76 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R77 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R78 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R79 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R80 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R81 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1,200 | 2,500 | 2,500 |
| R82 High-Density Attached | 1.5 | 4,000 | 40 | 80 | 80 | 20 | 20 | 80 | 20 | 20 | 20 | 20 | 20 | 20 | 1, | | |

NOTE.

- NOTES,**
1. Implemented in Block 25, Lot 1.
2. Implemented in Block 14, Lot 1, and Block 34, all lots.

4. 2008 Inventory of Privately and Municipally-Owned Vacant Parcels

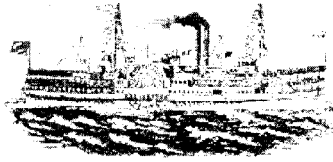
Borough of Fieldsboro Growth Projection Adjustment - Residential Parcel Inventory Page 2

| Block | Lot | Address | Owner | SDRP Planning Area | Urban Center (Y/N) | Sewer Service Area (Y/N) | HUC-11 NO3 Density* | Total Acreage | Constrained Acreage | Constraint Description | Buildable Acreage | Density (Units/Ac) | Capacity (Units) |
|---------------------|-------|-----------------------|-------|--------------------|--------------------|--------------------------|---------------------|---------------|---------------------|------------------------|-------------------|--------------------|------------------|
| 13 | 3.08 | 24 FOURTH-BOROUGH | | 2 | N | Y | | 3.40 | 3.40 | Historic | 0.00 | 6.00 | 0.00 |
| 13 | 3.10 | FOURTH ST-BOROUGH | | 2 | N | Y | | 0.26 | 0.26 | Size | 0.00 | 6.00 | 0.00 |
| 14 | 2 | SECOND S TYLER EDV | | 2 | N | Y | | 0.25 | 0.25 | ESA - Wet | 0.00 | 6.00 | 0.00 |
| 15 | 1 | SECOND S TYLER EDV | | 2 | N | Y | | 0.12 | 0.12 | Size | 0.00 | 6.00 | 0.00 |
| 16 | 5 | 11 SECON E LOVING, KI | | 2 | N | Y | | 0.25 | 0.25 | Size | 0.00 | 6.00 | 0.00 |
| 17 | 4 | THIRD ST BOROUGH | | 2 | N | Y | | 0.12 | 0.12 | Size | 0.00 | 6.00 | 0.00 |
| 18 | 1 | 9 WASHING HEWITT, JA | | 2 | N | Y | | 0.28 | 0.28 | Size | 0.00 | 6.00 | 0.00 |
| 23 | 3 | FOURTH ST-BOROUGH | | 2 | N | Y | | 0.15 | 0.15 | Green Acres | 0.00 | 6.00 | 0.00 |
| 23 | 4 | WASHINGTONT BOROUGH | | 2 | N | Y | | 0.16 | 0.16 | Green Acres | 0.00 | 6.00 | 0.00 |
| 25 | 1 | UNION ST ADAMS, JAI | | 2 | N | Y | | 10.40 | 10.40 | ESA - Wet | 0.00 | 6.00 | 0.00 |
| 26 | 1 | 53 FOURTH-51 FOURTH- | | 2 | N | Y | | 0.28 | 0.28 | Size | 0.00 | 6.00 | 0.00 |
| 26 | 4 | 59 FOURTH-MILLER, FR | | 2 | N | Y | | 0.06 | 0.06 | Size | 0.00 | 6.00 | 0.00 |
| 26 | 5 | 61 FOURTH-MILLER, FR | | 2 | N | Y | | 0.06 | 0.06 | Size | 0.00 | 6.00 | 0.00 |
| 27 | 3.01 | 45 WASHIN LYNCH, RIC | | 2 | N | Y | | 0.21 | 0.21 | Size | 0.00 | 6.00 | 0.00 |
| 27 | 3.02 | FIFTH ST KOHFELDT | | 2 | N | Y | | 1.07 | 1.07 | ESA - Wet | 0.00 | 6.00 | 0.00 |
| 33 | 7.02 | FOURTH ST UNKNOWN | | 2 | N | Y | | 0.10 | 0.10 | Size | 0.00 | 6.00 | 0.00 |
| 33 | 10.02 | FOURTH ST ASAY KENI | | 2 | N | Y | | 0.52 | 0.52 | Size | 0.00 | 6.00 | 0.00 |
| 34 | 1 | FIFTH ST ARCHER, E | | 2 | N | Y | | 2.10 | 2.10 | ESA - Wet | 0.00 | 6.00 | 0.00 |
| 34 | 2 | FIFTH ST WALL, CALI | | 2 | N | Y | | 2.10 | 2.10 | ESA - Wet | 0.00 | 6.00 | 0.00 |
| 34 | 3 | FIFTH ST BASSANI, F | | 2 | N | Y | | 1.80 | 1.80 | ESA - Wet | 0.00 | 6.00 | 0.00 |
| Total Page 2 | | | | | | | | | | | | 0.00 | 0.00 |

Add More Sheets
[Residential Inventory Main Page](#)
 * Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

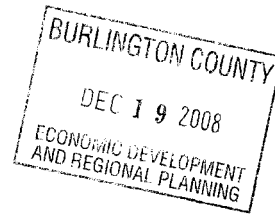
| Block | Lot | Address | Owner | SDRP Planning Area | Urban Center (Y/N) | Sewer Service Area (Y/N) | HUC-11 NO ₃ Density* | Total Acreage | Constrained Acreage | Constraint Description | Buildable Acreage | Density (Units/Ac) | Capacity (Units) |
|-------|------|--------------------|-----------|--------------------|--------------------|--------------------------|---------------------------------------|---------------|---------------------|------------------------|-------------------|--------------------|------------------|
| 34 | 4.01 | FIFTH ST | TYLER EDV | 2 | N | Y | | 0.93 | 0.93 | ESA - Wet | 0.00 | 6.00 | 0.00 |
| 34 | 4.02 | FIFTH ST | MCALPINE | 2 | N | Y | | 0.93 | 0.93 | ESA - Wet | 0.00 | 6.00 | 0.00 |
| 35 | 1.01 | DELAWARE HOTCHKIN, | | 2 | N | Y | | 0.50 | 0.50 | ESA - Wet | 0.00 | 6.00 | 0.00 |
| 35 | 1.02 | DELAWARE BORDENTC | | 2 | N | Y | | 0.90 | 0.90 | ESA - Wet | 0.00 | 6.00 | 0.00 |

*** Note:** Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.



Borough of Fieldsboro

204 Washington Street
Telephone: 609-298-6344
FAX: 609-298-1552



EDWARD G. TYLER, Sr.
Mayor

December 15, 2008

Mark Remsa, Director
Burlington County of Economic Development and Regional Planning
50 Rancocas Road
P.O. Box 6000
Mt. Holly, New Jersey 08060

RE: Borough of Fieldsboro Vacant Land Adjustment

Dear Mr. Remsa: Thanks you and Ed Fox for meeting me last week to assist Fieldsboro in its COAH planning effort.

Based on our discussion, this letter is to confirm that Fieldsboro has been attempting to acquire Block 13 Lot 3.01, which is approximately 3.4 acres, for the purpose of open space and recreation since 1995.

In 1995, the Borough acquired a portion of the property (the White Hill Mansion tract, Block 13, Lot 3.08), and has been in negotiations since that time with the current owner, Stopan Chemical to acquire the remainder of the tract.

If the ongoing negotiations continue to prove unsuccessful, we are prepared to enter into litigation to acquire the site.

If you require any additional information regarding the Borough of Fieldsboros intent with regard to this property, please do not hesitate to contact me.

Sincerely,

Edward G. Tyler
Mayor

5. 2008 Municipal Zoning Ordinance

**SUBDIVISION AND SITE PLANS
& ZONING**

Chapters 91 & 109

Borough

of

FIELDSBORO

**GENERAL
CODE**

72 Hinchey Road
Rochester, New York 14624
800-836-8834 • www.generalcode.com

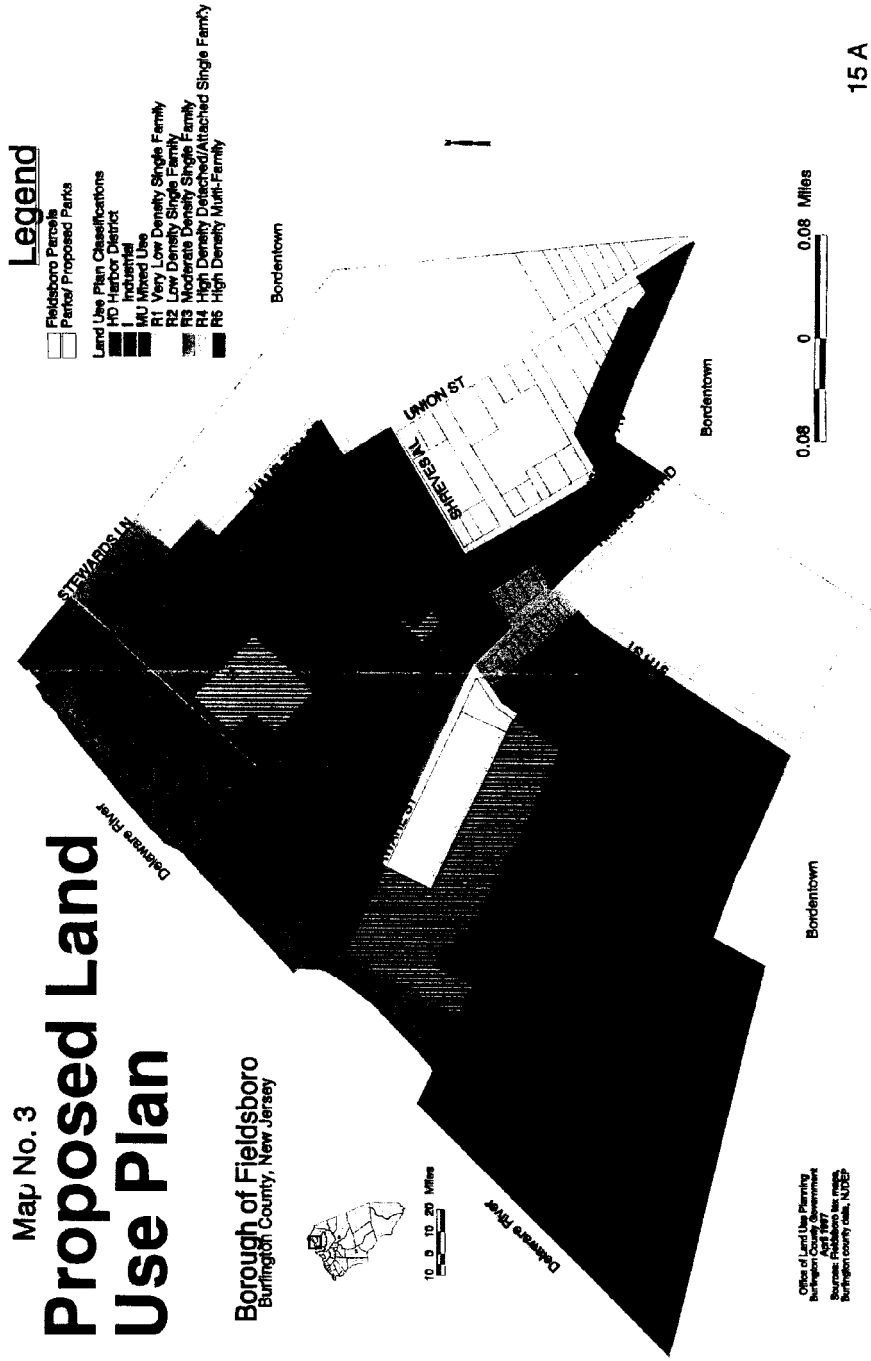
Printed September 2008

Map No. 3 Proposed Land Use Plan

Borough of Fieldsboro
Burlington County, New Jersey

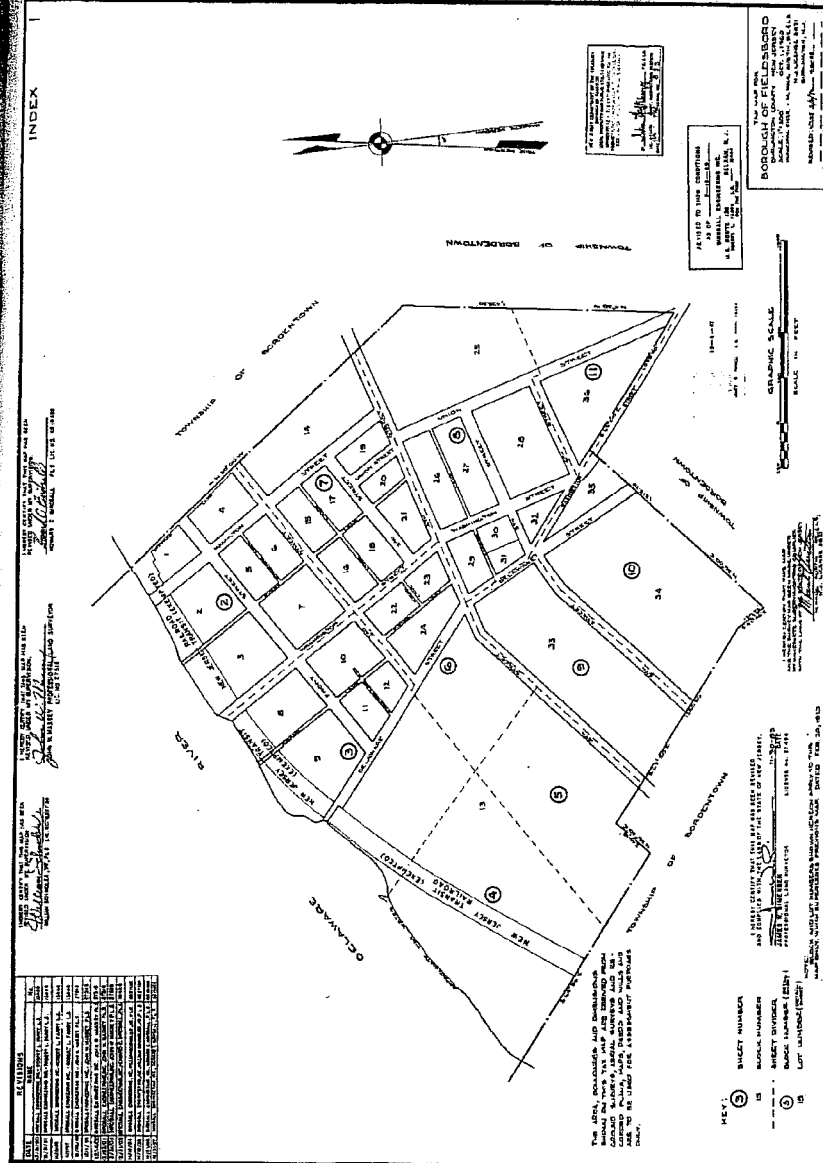


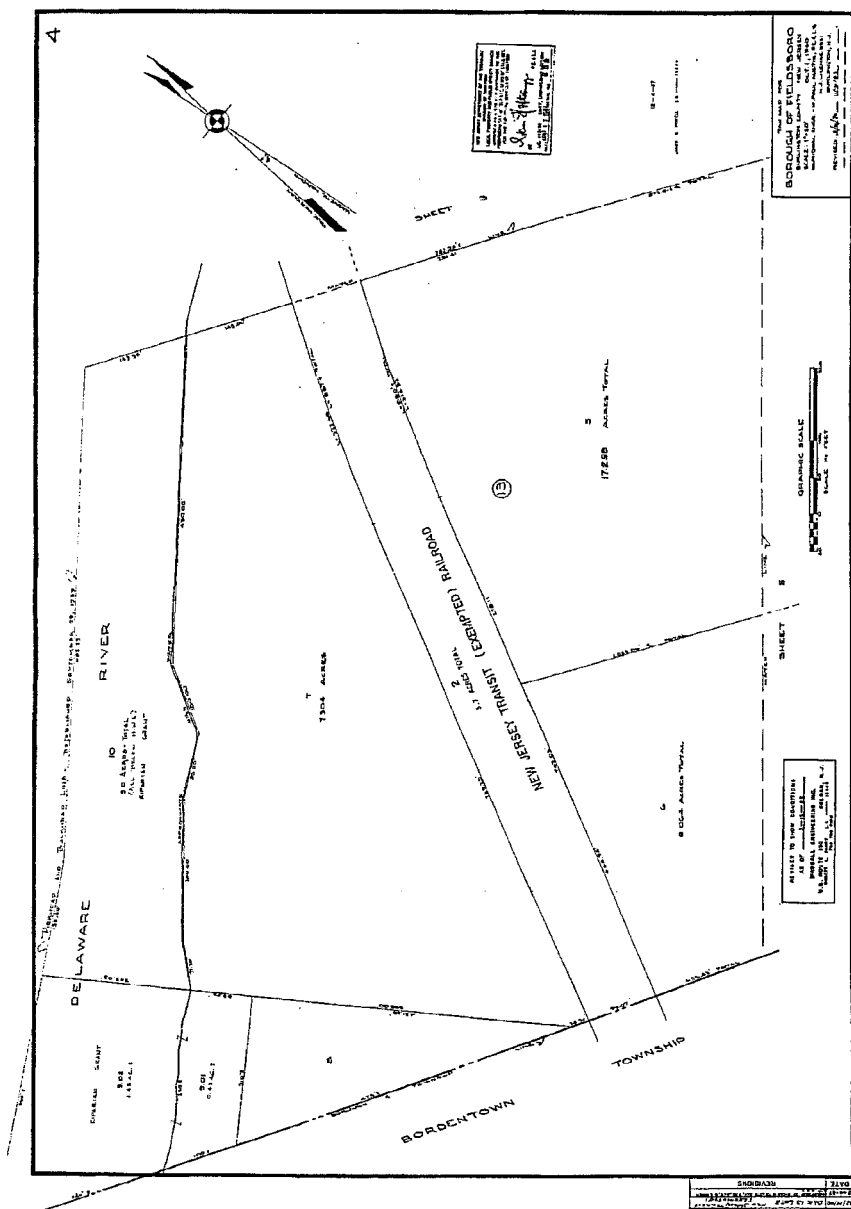
10 5 10 20 Miles



Office of Land Use Planning
Burlington County Government
100 North 3rd Street
Burlington, NJ 08009
Source: Fieldsboro Inc. map
Burlington County data, NJDEP

6. 2008 Municipal Tax Maps

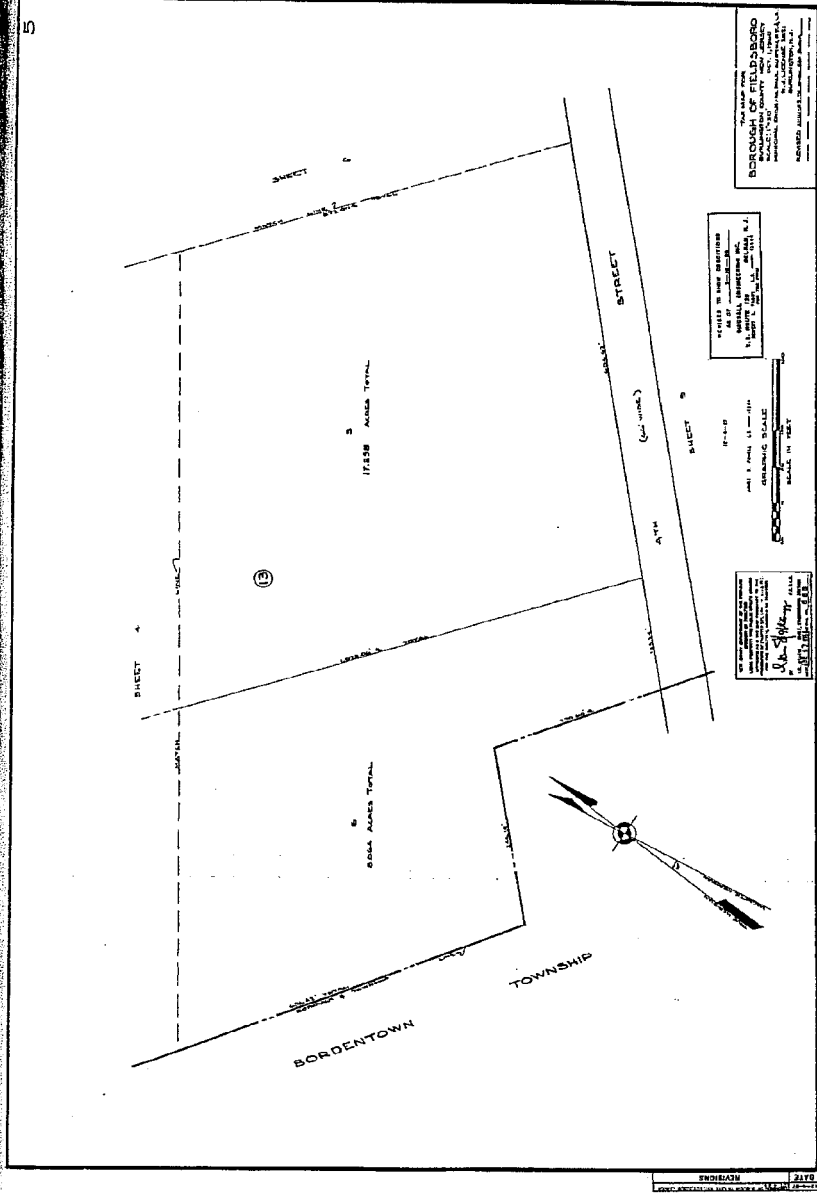




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5

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ENGINEER
DATE

